

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 15, 2018

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Hokulei Lindsey, Administrative Rules Officer
Office of the Chairman



SUBJECT: Acceptance of Amended Beneficiary Consultation Report
on Department of Hawaiian Home Lands Proposed
Amendments to Title 10, Hawaii Administrative Rules
for DCCRs; Multi-Family, Rentals, and Kupuna Housing;
and Supplemental Dwelling Units

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission accept the amended Beneficiary Consultation Report for proposed administrative rules for DCCRs; Multi-Family, Rentals, and Kupuna Housing; and Supplemental Dwelling Units.

DISCUSSION:

In accordance with the Administrative Rules Development, Review, and Amendment Process adopted by the Hawaiian Homes Commission in July 2015, the Department of Hawaiian Home Lands conducts Beneficiary Consultation before initiating rulemaking under Ch.91, HRS.

The HHC approved the DHHL's request to proceed with beneficiary consultation regarding proposed administrative rules amendments for DCCRs; and Multi-Family, Rentals, and Kupuna Housing at its December 2017 meeting and the request to proceed to beneficiary consultation regarding proposed administrative rule amendments for Supplemental Dwelling Units at its January 2018 meeting. From April 30, 2018 to July 30, 2018, the DHHL conducted statewide beneficiary consultation meetings to discuss with and get feedback from beneficiaries about the proposed rule amendments.

Although the Beneficiary Consultation Report was originally accepted at the September 2018 regular meeting, it was subsequently discovered that an entire section of recorded

beneficiary comments related to multi-family, rentals, and kupuna housing was not attached to the original report. The complete Amended Beneficiary Consultation Report is attached (see Exhibit 1).

RECOMMENDATION:

Staff requests acceptance of the Amended Beneficiary Consultation Report for Proposed Administrative Rules for DCCRs; Multi-Family, Rentals, and Kupuna Housing; and Supplemental Dwelling Units.

Acceptance of the Beneficiary Consultation Report does not indicate concurrence or approval of any information or comments that may appear therein.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

October 15, 2018

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Hokulei Lindsey, Administrative Rules Officer
Office of the Chairman

SUBJECT: Beneficiary Consultation Report on Department of
Hawaiian Home Lands Proposed Amendments to Title 10,
Hawaii Administrative Rules for DCCRs; Multi-Family,
Rentals, and Kupuna Housing; and Supplemental Dwelling
Units

DISCUSSION:

Pursuant to Hawaii Revised Statutes section 91-5, each agency is required to adopt and maintain administrative rules. In accordance with the Administrative Rules Development, Review, and Amendment Process adopted by the Hawaiian Homes Commission in July 2015, the Department of Hawaiian Home Lands conducts beneficiary consultation before initiating rulemaking under Ch.91, HRS.

At its December 2017 meeting, the HHC approved the DHHL's request for "Approval to Proceed to Beneficiary Consultation for Draft Administrative Rule Related to Declaration of Covenants, Conditions, and Restrictions (DCCR) Communities, Multi-Family Housing, and Rentals" (see Exhibit A). These proposed amendments to Title 10, Hawaii Administrative Rules, would adopt a new chapter to DHHL's administrative rules. At its January 2018 meeting, the HHC approved the DHHL's request for "Approval to Proceed to Beneficiary Consultation for Draft Administrative Rules Related to Supplemental Dwelling Unites on Hawaiian Home Lands" (see Exhibit B). From April 30, 2018 to July 30, 2018 the DHHL conducted statewide beneficiary consultation meetings to discuss with and get feedback from beneficiaries about the proposed rule amendments.

Summary of Beneficiary Consultation Process

The Department mailed meeting notification flyers to all lessees and beneficiaries on the waitlists with a valid mailing address on file (see Exhibit C). Based on feedback from previous consultations that the meeting notice was received too far in advance, staff staggered the mailout so that each community would receive notice for the meeting nearest their mailing address three to four weeks in advance of the meeting.

Each meeting was held in the evening from 6:00 p.m. to 9:00 p.m. Staff chose meeting venues close to DCCR communities to encourage attendance by those lessees because draft rules for DCCR communities was part of the consultation package and is aimed at improving relations and enforcement within DCCR communities. Because of this, two meetings were held on Maui, one in Paukukalo and one in Lahaina, and the West Hawaii meeting was held in Kailua-Kona instead of Waimea. In all, eight consultation meetings were held and over 380 beneficiaries attended. The chart below shows the meeting location, date, and the number of attendees that signed-in:

Community	Meeting Date	Attendees Signed In
Molokai	April 30, 2018	52
Kauai	May 7, 2018	30
Paukukalo	May 21, 2018	72
Lahaina	June 5, 2018	6
Keaukaha	June 25, 2018	74
Kailua-Kona	July 9, 2018	28
Honolulu	July 23, 2018	46
Kapolei	July 30, 2018	80
Total Signed In:		388

At each meeting, a powerpoint presentation was used to provide information about administrative rulemaking and to introduce the content of the proposals (see Exhibit D). Handouts of the powerpoint and Frequently Asked Questions for each topic were provided to attendees (see Exhibit E). After the presentation, facilitated discussions about each topic proposed from rulemaking were conducted. Each topic had a thirty minute block of time dedicated to discussion. One facilitation team member was assigned to take detailed notes during the discussions; these notes comprise the bulk of the record of comments received (see Exhibit F).

The format used at the consultation meetings was designed to solicit beneficiary input through facilitated conversation focusing on how the proposed amendments could be made better.

The Department posed questions intended to initiate conversation and highlight issues from the Department's perspective. The questions for discussion were:

DCCR Questions:

1. The DCCRs are part of your homestead lease. Under the proposed rules, if the DCCRs are not followed, it can lead to lease cancellation. Are there other enforcement measures DHHL should consider in DCCR communities?
2. All lessees in DCCRs are required to pay monthly assessments to the association for upkeep of common areas and to keep the association going. What types of common areas are needed in homestead communities?
3. DCCRs include design restrictions on how you build your house. What types of design restrictions should/not be part of the DCCRs?

Multi-Family and Rentals Questions:

1. Should DHHL do multi-family housing? Leases? Rentals? Both?
2. Are there other housing options DHHL should provide or support beyond multi-family, rentals, and single-family homes? How do we keep housing affordable for beneficiaries?
3. Who should be allowed to rent on Hawaiian Home Lands?
4. What are some criteria that DHHL should consider in selecting a management company? Why?

Supplemental Dwelling Units Questions:

1. Do you support supplemental dwelling units on HHL? Why?
2. When should SDUs be allowed? What criteria should DHHL use to make that determination?
3. The proposal is a pilot project for residential lots on Oahu and Hawaii Island. What do you think about that?
4. Who can live in an SDU on HHL?
5. Size of an SDU has an impact on the value of the structure. Should DHHL limit the size of the SDU based on an appraisal cap to limit liability for the trust and keep units on HHL affordable?

Beneficiaries were also encouraged to share their thoughts about the proposals, whether in response to the Department's questions or not.

The Department created a webpage dedicated to the rules process (<http://dhhl.hawaii.gov/po/beneficiary-consultation/dhhl-administrative-rules-dccrs-multi-family->

rentals-kupuna-housing-and-supplemental-dwelling-units/) for those beneficiaries that could not attend the meetings or who wanted to access information independently. The information posted on that page includes: the consultation meeting agenda; text of the proposed rule changes; frequently asked questions.¹

In addition to comments collected in the facilitated discussions at the meetings, beneficiaries could submit written comments using green comment sheets provided at the meetings, an online form available on the rules webpage, email, or mail. Three comments were received on the green comment sheets at the meetings. The period to submit written comments closed on August 30, 2018. Two beneficiaries commented by email, two used the online form, and one sent comments by fax (see Exhibit F).

¹ The webpage will be updated as the rulemaking process moves forward.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

December 18, 2017

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Hokulei Lindsey, Administrative Rules Officer
Office of the Chairman

SUBJECT: Approval to Proceed to Beneficiary Consultation for
Draft Administrative Rules Related to Declaration of
Covenants, Conditions, and Restrictions (DCCR)
Communities, Multi-Family Housing, and Rentals



RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission approve proceeding to beneficiary consultation for draft administrative rules related to Declaration of Covenants, Conditions, and Restrictions (DCCR) Communities, Multi-Family Housing, and Rentals.

DISCUSSION:

The department has been working on draft administrative rules that would address section 207.5 of the Hawaiian Homes Commission Act, including DCCR homestead communities as well as multi-family housing and rentals. At the September 2017 Hawaiian Homes Commission meeting, staff presented a workshop about the relationship between DCCR homestead communities and the Department of Hawaiian Home Lands. Later that month, the Department convened a meeting with the DCCR associations' leadership to discuss the same topic and to get input on administrative rules that would govern the relationship between DCCR communities and the Department. At the November 2017 HHC meeting, staff provided the HHC with an update in light of the meeting with DCCR community leadership.

The draft rules that would be presented for beneficiary consultation include provisions specific to the DCCR communities and include provisions for multi-family housing and rental housing. The draft attempts to address challenges identified by the DCCR leadership and create a process inclusive of lessons learned should the Department use the DCCR model for future homestead communities. Staff believes the language is drafted

to allow various combinations of development and housing types providing greater flexibility in future homestead development. The draft rules are attached as Exhibit A.

RECOMMENDATION:

Staff respectfully requests approval of the motion as stated above.

DEPARTMENT OF HAWAIIAN HOME LANDS

Adoption of Chapter 10-7
Hawaii Administrative Rules

[]

1. Chapter 10-7, Hawaii Administrative Rules,
entitled "Planned Communities, Multi-Family Complexes,
and Rental Housing", is adopted to read as follows:

"HAWAII ADMINISTRATIVE RULES

TITLE 10

DEPARTMENT OF HAWAIIAN HOME LANDS

CHAPTER 7

PLANNED COMMUNITIES, MULTI-FAMILY COMPLEXES, AND
RENTAL HOUSING

Subchapter 1 General Provisions

- \$10-7-1 Definitions
- \$10-7-2 Applicability of chapter
- \$10-7-3 Method of disposition
- \$10-7-4 Native Hawaiian cultural values
- \$10-7-5 Interpretation
- \$\$10-7-6 to 10-7-9 (Reserved)

Item C-2; Exhibit A

EXHIBIT A

Subchapter 2 The Declaration

- \$10-7-10 Establishment of the declaration
- \$10-7-11 Supplemental provisions of the declaration
- \$\$10-7-12 to 10-7-15 (Reserved)

Subchapter 3 The Association

- \$10-7-16 Establishment of the association
- \$10-7-17 Period of declarant control
- \$10-7-18 Membership
- \$10-7-19 Voting
- \$10-7-20 Vacant lots
- \$10-7-21 Unoccupied units
- \$10-7-22 Budget
- \$\$10-7-23 to 10-7-25 (Reserved)

Subchapter 4 Obligations of the Lessee

- \$10-7-26 Planned community education
- \$10-7-27 Association membership
- \$10-7-28 Payment of assessments
- \$10-7-29 Alteration of the unit prohibited
- \$\$10-7-30 to 10-7-34 (Reserved)

Subchapter 5 Enforcement of Governing Documents

- \$10-7-35 Compliance required
- \$10-7-36 Enforcement
- \$10-7-37 Civil action
- \$\$10-7-38 to 10-7-40 (Reserved)

Subchapter 6 Rental Housing

- \$10-7-41 Rental housing offers
- \$10-7-42 Kupuna housing
- \$10-7-43 Rental agreement controlling
- \$10-7-44 Successorship
- \$10-7-45 Vacant units
- \$10-7-46 Conversion to lessee

SUBCHAPTER 1

GENERAL PROVISIONS

§10-7-1 Definitions. As used in this chapter and any k       or governing documents unless otherwise required by the context:

"Assessments" means funds collected by an association from association members to operate and manage the association, maintain property within the planned community or multi-family complex for the common use or benefit of association members, or provide services to association members.

"Association" means a nonprofit, incorporated, or unincorporated organization made up of all of the lessees within a Hawaiian home lands planned community or multi-family complex existing pursuant to covenants running with the land. In certain circumstances, the department may be part of the association.

"Board of directors" or "board" means the governing board or other body, regardless of name, designated in the governing documents to act on behalf of the association.

"Declarant" means the department or any person or entity to which the department has assigned any or all of the rights and obligations of the declarant set forth in the governing documents.

"Declaration" means any recorded instrument, however denominated, that creates a Hawaiian home lands planned community or multi-family complex, including any amendments to the instrument.

"Developer" means a person or entity who is contracted by the department to undertake development of a planned community or multi-family complex for, or in partnership with, the department.

"Governing documents" means the articles of incorporation or other document creating the association, the bylaws of the association, the declaration or similar organizational documents and any exhibits thereto, any rules related to use of

common areas, architectural control, maintenance of units, restrictions on the use of units, or payment of money as regular assessment or otherwise in connection with the provisions, maintenance, or services for the benefit of some or all of the units, the owners, or occupants of the units or common areas, as well as any amendments made to the foregoing documents.

"Lot" means any plot of land designated as a lot upon any recorded subdivision map of the development property and upon which a dwelling unit could be or has been constructed in accordance with all relevant Hawaii law. Lot shall not include the common areas.

"Member" means the lessee of a lot under a homestead lease from the department, or anyone included in the definition of a member under the governing documents.

"Multi-family complex" means a homestead or mixed use development on Hawaiian home lands that is subject to chapter 514A and 514B, HRS, as applicable, insofar as it does not conflict with this title and the act.

"Planned community" means a homestead or mixed use development on Hawaiian home lands that is subject to chapter 421J, HRS, insofar as it does not conflict with this title and the act.

"Property management company" means a person or entity that is contracted by the department or the developer to enter in to rental agreements with renters and undertake daily operations and management of a Hawaiian home lands rental housing development.

"Record" or "recorded" means to record in the bureau of conveyances in accordance with chapter 502, HRS, or to register in the land court in accordance with chapter 501, HRS, as appropriate.

"Rental agreement" means all written agreements, between a renter and the property management company or department, or both, which establish or modify the terms, conditions, rules, regulations, or any other provisions concerning the use and occupancy of a dwelling unit and premises, and may include an option to purchase.

"Rental housing development" means a Hawaiian home lands housing development, which may be comprised

of single family lots or multi-family housing complex, or both, for which rental agreements govern the terms and conditions of use and occupancy of the units. A rental housing development shall be managed by a property management company.

"Renter" means a native Hawaiian who occupies a dwelling unit for dwelling purposes under a rental agreement as part of a Hawaiian home lands rental housing development.

"Unit" or "dwelling unit" means any portion of property, as improved, intended for use and occupancy as a residence within a planned community or multi-family complex. [Eff and comp]

(Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-2 Applicability of chapter. (a) This chapter shall apply to all planned community developments on Hawaiian home lands consisting of single-family lots or a multifamily complex, or both for which the declaration is recorded after XX, XX, 2017.

(b) This chapter may apply to an association for which the declaration was recorded before XX, XX, 2017, if adopted by a majority vote of the association. . [Eff and comp]

(Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-3 Method of disposition. (a) The department may award homestead leases under the authority of this chapter.

(b) Any combination, or all of the department, the developer, and the property management company may enter into contracts of sale or rental agreements with native Hawaiians as verified by the department. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-4 Native Hawaiian cultural values. (a)

The governing documents shall take in to account and embody native Hawaiian cultural values as appropriate for the location, development, and lessees.

(b) General parameters and guidelines shall be developed by the department through beneficiary consultation. The finalized document shall be approved by the commission and included in the declaration. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-5 Interpretation This chapter and any governing documents subject hereto shall be implemented and interpreted within the spirit of the act, including to promote native Hawaiian values and sense of place in the best interest of the lessees, renters, and residents living in planned communities, multi-family complexes, or rental housing developments on Hawaiian home lands. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§§10-7-6 to 10-7-9 (Reserved)

SUBCHAPTER 2

THE DECLARATION

§10-7-10 Establishment of the declaration. (a)

The declarant shall cause the declaration to be drafted according to the following:

- (1) The declaration shall be in conformity with

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- all relevant Hawaii law; and
- (2) The declaration shall include the document developed under subsection 10-7-5(b) and accordingly take in to account and embody native Hawaiian cultural values as appropriate for the location and development.
- (b) Upon approval of the declaration by the commission, the declarant shall record the declaration. The declaration shall be recorded prior to the execution of any lease or sales contract.
- (c) The declaration shall inhere in the land and shall bind subsequent lessees. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-11 Supplemental provisions of the declaration. The declarant is authorized to adopt supplemental provisions in accordance with this chapter to implement and carry out the purposes of this chapter; provided that any of the supplemental provisions adopted shall not conflict with the act and this title. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§§10-7-13 to 10-7-15 (Reserved)

SUBCHAPTER 3

THE ASSOCIATION

§10-7-16 Establishment of the association. The declarant shall establish the association not later

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than the date upon which the first unit in the planned community or a multi-family complex is ready for occupancy. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-17 Period of declarant control. (a) As appropriate for the development and when provided in the declaration, the declarant may maintain a class B membership in the association for a fixed period while units are being awarded and first occupied. This period shall be known as the period of declarant control and shall terminate not later than the time at which all units or lots have been transferred to lessees.

(b) During the period of declarant control, the declarant may appoint and remove the members of the board.

(c) Not later than four months before the termination of any period of declarant control, the members shall elect a board of directors as provided in the governing documents. The declarant and the department shall coordinate with the newly member-elected board to transition from declarant control in a transparent manner that ensures the member-elected board is equipped and prepared to govern the association. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-18 Membership. The association may be made up of lessees and the declarant, and divided in to two membership classes.

- (1) Lessees shall maintain a class A membership.
- (2) The declarant may maintain a class B membership for a fixed period. Class B membership shall terminate and may convert to a class A membership not later than the time at which the period of declarant

control terminates. [Eff and
comp] (Auth: HHC Act \$222)
(Imp: HHC Act \$207.5)

\$10-7-19 Voting. Class A membership and class B membership shall have voting powers as set by the declarant in the declaration, provided each class A member shall have one vote and, during the period of declarant control, class B membership shall have a greater number of votes per lot or unit than class A membership. [Eff and comp] (Auth: HHC Act \$222) (Imp: HHC Act \$207.5)

\$10-7-20 Vacant lots. (a) Assessments rates shall be set after the lots have been designed and plotted, number of lots in the development are finalized, and preliminary budget determined. Lots intended to be vacant due to engineering constraints or health and safety concerns shall not be included in calculating the pro-rata assessment amounts. If a lot becomes unsuitable for a residence, assessments shall be recalculated to exclude the unsuitable lot.

(b) Assessments due on vacant lots that are awarded as owner-builder or self-help are the responsibility of the lessee upon the signing of the lease. [Eff and comp] (Auth: HHC Act \$222) (Imp: HHC Act \$207.5)

\$10-7-21 Unoccupied units. (a) The department shall use all due diligence to fill developed units that become unoccupied. The department shall not be responsible for assessments due on those units unless the assessments lost due to the number of empty units threatens the viability of the association.

(b) An association with unoccupied units shall report annually to the department regarding income and

projected economic viability. If economic viability is threatened, the association may request payment of future assessments from the department until the empty units are filled. Such request is subject to approval by the commission. If approved, amounts due shall accrue from the date of receipt by the department, as indicated on the date and time stamp, of the request from the association. [Eff and comp]
(Auth: HHC Act \$222) (Imp: HHC Act \$207.5)

\$10-7-22 Budget. Each association shall adopt a budget and rate schedule, according to the governing documents, and submit the budget and rate schedule to the department between June 1 and June 30 of each year. [Eff and comp] (Auth: HHC Act \$222) (Imp: HHC Act \$207.5)

§§10-7-23 to 10-7-25 (Reserved)

SUBCHAPTER 4

OBLIGATIONS OF THE LESSEE

\$10-7-26 Planned community education. (a) To facilitate informed decision-making by homestead applicants, before award letters are mailed, the department shall notify the appropriate applicant field of a mandatory planned community orientation. This orientation shall provide an overview of rights, responsibilities, obligations, and benefits of planned community living, as well as possible consequences for non-compliance.

(b) Prior to signing a lease, the future lessee shall attend a planned community education training

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EXHIBIT A

program approved by the department, which shall include training specific to the development regarding member and association obligations and rights, and community planning and governance. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-27 Association membership. (a) Upon signing the lease, the lessee shall become a member of the association. By signing the lease, lessee also agrees to abide by the governing documents.

(b) Lessees shall ensure that members of their family who reside with the lessee, and guests and invitees of such lessee, observe and perform the provisions regarding use and occupancy set forth in the governing documents. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-28 Payment of assessments. The lessee shall pay assessments to the association in accordance with the governing documents. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-29 Alteration of the unit prohibited. The lessee shall not construct or alter any improvements on the property except in accordance with the governing documents and with written approval of the department under section 10-3-34. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§§10-7-30 to 10-7-34 (Reserved)

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EXHIBIT A

SUBCHAPTER 5

ENFORCEMENT OF GOVERNING DOCUMENTS

§10-7-35 Compliance required. The association, all lessees, and other persons lawfully in possession and control of any property interest shall comply with the bylaws, any rules lawfully adopted by the association, and any covenant, condition, and restriction set forth in any recorded document to which they are subject. [Eff and comp
] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-36 Enforcement. (a) The declaration shall include a formal process for the association to enforce the governing documents, including collection of delinquent assessments and any lease violations.

(b) The association shall adopt a collection policy with formal procedures whereby the lessee shall have the opportunity to settle amounts owed the association, including but not limited to delinquent assessments, penalties, late fees, and associated costs, before private legal action to collect the debt is taken under the authority of the association and section 10-7-37.

(c) If collection of the debt is unsuccessful through private legal action under the authority of the association and section 10-7-37, the association may petition the commission for a contested case hearing for lease cancellation pursuant to this title. The decision and order of a contested case hearing may direct the department to assume the outstanding debt on the unit, including but not limited to delinquent assessments, penalties, late fees, and associated costs.

(d) The association shall adopt formal procedures for the enforcement of lease violations other than delinquent assessments whereby the lessee shall have at least 90 days to cure the violation. If the lessee fails to cure the violation within the time provided, the association may petition the commission for a contested case hearing for lease cancellation pursuant to this title. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-37 Civil action. Any violation is grounds for the association, any lessee, or lawful interest holder to commence a civil action for damages, injunctive relief, or both, and an award of court costs and reasonable attorney's fees in both types of action. The department shall not be party to any civil suit related to the violation of or noncompliance with the bylaws, any rules lawfully adopted by the association, or any covenant, condition, and restriction set forth in any recorded document. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§§10-7-38 to 10-7-40 (Reserved)

SUBCHAPTER 6

RENTAL HOUSING

§10-7-41 Rental housing offers. If rental housing is available, the department and the property management company shall coordinate to offer the rental housing to native Hawaiians.

(1) The department shall notify residential

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EXHIBIT A

applicants on the respective area or island wide waiting lists of the rental housing opportunity.

- (2) The department shall provide the property management company with the list of native Hawaiians, who replied to the notice in paragraph (1), in rank order according to the appropriate waiting list.
- (3) The property management company shall identify qualified potential renters from the list based upon the rental program parameters and notify the department.
- (4) The department shall verify the application status of those native Hawaiians identified by the property management company as qualified for the rental program. Upon verification, the department or the property management company, or both, shall make the rental housing offers. [Eff and comp] (Auth: HHC Act §222)
(Imp: HHC Act §207.5)

§10-7-42 Kupuna housing. (a) A native Hawaiian, fifty-five years or older may be eligible for kupuna housing. If kupuna housing is available, the department shall notify native Hawaiians that would meet the age requirement for the kupuna housing development. The department and the property management company shall then proceed under section 10-7-41, as applicable.

(b) If a lessee accepts a kupuna housing offer, the lessee shall immediately occupy the kupuna housing unit and, within six months, either transfer or surrender his or her homestead lease. Upon accepting a kupuna housing offer, the lessee becomes a renter and a previous lessee under section 10-3-23.

(c) If the list compiled under subsection (a) has been exhausted and units are still available, the property management company may accept as renters native Hawaiians that are not homestead applicants,

lessees, or previous lessees if the potential renter is:

- (1) Verified by the department as eligible for Hawaiian home lands under the act; and
- (2) Qualified for the kupuna housing development by the property management company.
- (d) The renter's spouse may reside in the unit with the renter. An additional occupant, including an adopted minor or a legal caregiver, may also reside with the renter in the unit as allowed by applicable state or federal law. [Eff and comp]
(Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-43 Rental agreement controlling. The rental agreement shall control the rights, responsibilities, and obligations, including eviction, between the renter and the property management company. The rental agreement shall comply with the Hawaii landlord and tenant code, chapter 521, HRS, and the Fair Housing Act insofar as they do not conflict with the act. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-44 Successorship. (a) If the renter is a homestead applicant, a successor under section 10-3-8 may succeed to the rental agreement; provided the successor meets the rental program requirements that apply to the specific unit. If the successor does not meet the rental program requirements or refuses the unit, the successor shall succeed to the application as provided in section 10-3-8.

(b) For kupuna housing, a spouse eligible to succeed under section 209 of the act and qualified for the kupuna housing unit may succeed to the kupuna housing rental agreement. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-45 Vacant units. To ensure units do not become vacant for unnecessarily long periods of time, the property management company shall request from the department, as appropriate, names of additional potential renters. Upon such request, the department and the property management company shall proceed under section 10-7-41. If parameters of the previous offering have not changed, the department shall provide notice to the list of applicants in rank order from the application date of the last applicant previously contacted for the rental housing development. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-46 Conversion to lessee. A renter who is a homestead applicant shall remain a homestead applicant during the rental period. The renter's homestead application and rank on any waiting list shall be maintained without regard to his or her status as a renter. The renter shall become a lessee upon signing a homestead lease." [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

2. The adoption of chapter 10-7, Hawaii Administrative Rules, shall take effect ten days after filing with the Office of the Lieutenant Governor.

I certify that the foregoing are copies of the rules drafter in the Ramseyer format pursuant to the requirements of section 91-4.1, Hawaii Revised Statutes, which were adopted on [] and filed with the Office of the Lieutenant Governor.

Item C-2; Exhibit A

EXHIBIT A

APPROVED AS TO FORM:

Item C-2; Exhibit A

EXHIBIT A

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

January 29, 2018

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Hokulei Lindsey, Administrative Rules Officer
Office of the Chairman

SUBJECT: Approval to Proceed to Beneficiary Consultation for
Draft Administrative Rules Related to Supplemental
Dwelling Units on Hawaiian Home Lands



RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission approve proceeding to beneficiary consultation for draft administrative rules related to supplemental dwelling units on Hawaiian Home Lands.

DISCUSSION:

In March 2017, staff presented a workshop to the Hawaiian Homes Commission about supplemental dwelling units and some of the unique challenges that would be faced by lessees interested in building a second dwelling unit on their lots. Since that time, staff have endeavored to create a supplemental dwelling unit process that is as simple as possible for residential lessees. Although the draft rules rely on the counties' building codes and permitting processes, the department must conduct a review of the lot, lessee compliance, and the proposed occupant or renter because the Hawaiian Homes Commission Act contains specific requirements that must be followed, authorities that cannot be compromised, and processes whose implementation carries consequences for which the department must plan and anticipate.

The text of the draft rules is attached as Exhibit A. In summary, the draft rules structure the program as follows:

\$10-3-40.03 Pilot Program. The program would commence as a five-year pilot program on the islands of Oahu and Hawaii. These counties were chosen because the department has a working relationship with their permitting and planning offices that can facilitate the process for lessees and help ensure the success

of the program. There is a mandatory evaluation for the program after three years. If found to be successful, the department can expand the program by the end of year five or the program will terminate.

\$10-3-40.04 SDU application and review. A completed application would be submitted by the lessee, reviewed by the department, and approved by the commission. The structure and related improvements must be permitted by the county and meet all county building requirements but the language allows the commission to provide otherwise.

\$10-3-40.05 Lot requirements. DHHL review of the lot ensures a supplemental dwelling is compatible with the specific lot, the Island Plan, and the Area Plan. Although also requiring the lot meet county regulations for additional dwellings, the language ensures the department has final control over land use decisions by providing that the department may waive certain county requirements based upon the area or site itself.

\$10-3-40.06 Lessee obligations, generally. The lessee must be in good standing at all times.

\$10-3-40.07 Supplemental dwelling units. In addition to setting size limitations, the supplemental dwelling can be categorized as an "ohana SDU" or a "rental SDU." For ohana use, the occupant must be a qualified relative of the lessee under HHCA section 209. For rental use, the HHCA section 208 requires the renter be native Hawaiian. The Department would verify the status of the occupant or the renter. Ohana use is intended to help lessee families who live in crowded conditions such that different generations could reside in different units but still contribute to the household as a single unit. Rental use, however, is intended as an income producing option for lessees and as providing additional housing options for native Hawaiian families.

RECOMMENDATION:

Staff respectfully requests approval of the motion as stated above.

TITLE 10

DEPARTMENT OF HAWAIIAN HOME LANDS

CHAPTER 3

NATIVE HAWAIIAN REHABILITATION PROGRAM

SUBCHAPTER 3.1

SUPPLEMENTAL DWELLING UNIT

§10-3-40.01 Purpose. The purpose of this subchapter is to provide residential lessees who qualify with the option to build a supplementary dwelling unit that could help ease certain housing issues facing native Hawaiian families like need, overcrowding, and financial strain. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §208)

§10-3-40.02 Definitions. As used in this subchapter, unless context clearly provides otherwise, "Dwelling unit renter" means the native Hawaiian who rents, from the lessee, either the primary dwelling unit or SDU individually, or with the native Hawaiian's immediate family, maintaining a common household to the exclusion of others.

"Good-standing" means the status of a lessee who is in compliance with all obligations contained in the residential homestead lease, the act, and this title.

"Ohana occupant" means the qualified relative under section 209(a) of the act who resides in either the primary dwelling or the ohana SDU individually or with the ohana occupant's immediate family.

"Supplemental dwelling unit (SDU)" means a dwelling unit that is supplementary to the primary dwelling, is smaller in size, has a separate entry, and includes its own kitchen, bedroom, and bathroom facilities. [Eff and comp] (Auth: HHC Act \$222) (Imp: HHC Act \$208)

\$10-3-40.03 Pilot program. Upon promulgation of this subchapter, the SDU program shall commence as a five-year pilot program on the islands of Oahu and Hawaii. The program shall be evaluated after three years. If deemed successful, the department may continue the program and expand to other islands, or the program shall terminate at the end of the five-year pilot period. Any SDU completed under the pilot program shall remain subject to this subchapter and any lease amendments made in furtherance of the program, even though the SDU program is discontinued or not expanded to other islands or both. [Eff and comp] (Auth: HHC Act \$222) (Imp: HHC Act \$208)

\$10-3-40.04 SDU application and review. (a) The lessee shall complete the application and return it to the department. Within 30 days, the department shall review the application for completeness and notify the lessee whether the application is complete or incomplete. If an application is deemed incomplete, it will be returned to the lessee with further instruction about how to revise. If the lessee fails to revise the application in accordance with the instructions provided and return the application to the department within 30 days, the application shall be cancelled.

(b) All applications require written approval from the commission before construction may commence. Such approval shall be considered only after a completed application has been submitted to the department, including a plan as to design, material, probable value of the SDU structure and related improvements, and any other information required by the department. The SDU structure and related improvements shall be permitted by and meet all building codes or other ordinances and regulations of the respective counties, except as otherwise provided by the commission. The department may take up to 60 days to render a decision on a completed application and notify the lessee of placement on the commission agenda or of the reasons for denying the application.

(c) The department shall not be required to finance construction of the SDU nor shall the department be liable for any cost or expense incurred in the processing and obtaining of the necessary county permits and approvals.

(d) The lessee shall complete construction of the SDU within one year after receiving notice that commission approval has been granted. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §208)

§10-3-40.05 Lot requirements. A residential lot may qualify for the SDU program if it meets the following requirements:

- (1) Constructing an SDU on the lot is compatible with the island plan and the area plan;
- (2) The lot is at least 3,500 SF;
- (3) The lot is not landlocked;
- (4) The lot does not have more than one dwelling unit, attached or detached, already existing on the property;
- (5) Private covenants, conditions, and restrictions do not prohibit SDUs; and
- (6) Respective county requirements for an

additional dwelling unit. The department may, with the approval of the chairman, authorize a waiver of certain county regulatory requirements based upon specific area conditions, unique site characteristics, or other constraints related to the lot. [Eff and comp] (Auth: HHC Act \$222) (Imp: HHC Act \$208)

\$10-3-40.06 Lessee obligations, generally. (a)

To participate in the SDU program, the lessee shall be in good-standing at all times.

(b) The lessee shall reside in either the primary dwelling or in the SDU. If the lessee moves into the SDU, the lessee shall provide the department with an updated mailing address in accordance with section 10-3-10(a).

(c) Failure of the lessee to maintain good-standing shall be cause for lease cancellation pursuant to section 10-3-28. [Eff and comp] (Auth: HHC Act \$222) (Imp: HHC Act \$208)

\$10-3-40.07 Supplemental dwelling units. (a)

Any SDU shall fall within the following floor area maximums: 400 square feet (for lots with an area of 3,500 to 4,999 square feet) and 800 square feet (for lots with an area of 5,000 square feet or more).

(b) A lessee may apply for one of the following programs at the time of application:

- (1) Ohana SDU is specifically for non-rental, ohana use purposes. The ohana occupant shall establish the required biological relationship to the lessee to the satisfaction of the department before taking occupancy. The department may allow the ohana occupant to contribute toward

household expenses such as utilities and mortgage payments, if applicable, but rent shall not be charged.

- (2) Rental SDU is specifically for rental purposes, to supplement income for the lessee and potentially help to provide housing for native Hawaiians. The dwelling unit renter shall be qualified under the act by the department but is not required to establish a qualified relationship to the lessee. The department shall prioritize applications from lessees with a verifiable potential tenant currently on a waitlist.
- (A) The minimum rental period agreement on the unit shall be six months;
 - (B) The lessee shall provide a standard lease agreement to the tenant; and
 - (C) Each agreement shall carry a rider written by the department and signed by the lessee and dwelling unit renter that provides the general obligations of the department, waiver of liability, and guarantees made by the lessee.

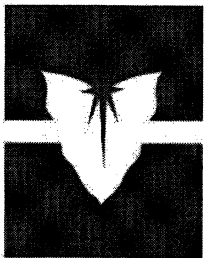
(c) The lessee shall submit a request to the department if the lessee wants to change the program use of the unit. The department shall provide a response to the lessee within 30 days of receipt of the request. [Eff and comp] (Auth: HHC Act \$222) (Imp: HHC Act \$208)

\$10-3-40.08 Landlord-tenant code compliance.

The residential landlord and tenant code, HRS ch. 521, is applicable only so far as it does not conflict with the act, this title, and the lease itself. [Eff and comp] (Auth: HHC Act \$222) (Imp: HHC Act \$208)

§10-3-40.09 Fair housing act compliance. Lessee must remain in compliance with the section 804 of the fair housing act, 42 U.S.C. §3604 insofar as it does not conflict with the act, this title, and the lease. [Eff and comp] (Auth: HHC Act §222)
(Imp: HHC Act §208)

§10-3-40.10 Existing structures, non-compliance. If one or more structures that have not been approved by the department or are unpermitted, or both, exist on the lot, the lessee may be allowed to come into compliance through the SDU process. However, if the existing structure or structures are unsafe for human habitation, the lessee may be required to bring the structure into compliance with county building codes, including demolition of the structure at the lessee's expense. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §208)



HAWAIIAN HOME LANDS

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Department of Hawaiian Home Lands Proposed Rule Changes

You're invited to attend a Beneficiary Consultation meeting in your community to discuss important proposed changes to DHHL's administrative rules:

Declaration of Conditions, Covenants, and Restrictions Communities (DCCR)	Multi-family, Rentals, and Kupuna Housing	Supplemental Dwelling Units
Proposes ways for the Department to enforce CCRs in existing DCCR communities and to standardize the relationship between the Department and DCCRs.	Proposes to expand residential lease offerings to include multi-family housing. Also proposes rental, rent with option to purchase, and kupuna housing programs.	Proposes a pilot program on Oahu and Hawaii for residential lessees on qualifying lots to build a supplemental dwelling unit.

Please visit (<http://dhhhl.hawaii.gov/po/beneficiary-consultation/>) for the latest information or call DHHL Administrative Rules at (808) 620-9280. All meetings are subject to change.

EXHIBIT C



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DEPARTMENT OF HAWAIIAN HOME LANDS

Beneficiary Consultation

Proposed Changes to DHHL Administrative Rules

1

- 6:00 p.m. Pule/Opening
- 6:15 p.m. Presentation
 - Declaration of Covenants, Conditions, and Restrictions (DCCRs)
 - Multi-Family, Rentals, & Kupuna
 - Supplemental Dwelling Units (SDUs)
- 7:00 p.m. Break out discussion groups
- 8:45 p.m. Next Steps
- 9:00 p.m. Closing

2

EXHIBIT D

- Provide information about proposed rule changes so that beneficiaries have a better understanding about these housing options and the possible impacts on the trust.
- Find out what about these topics is important to beneficiaries so that the draft rules can be made better.

3



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DEPARTMENT OF HAWAIIAN HOME LANDS

Rulemaking Process

4

- Every State agency has administrative rules.
- Rules govern how the department implements the HHCA.
- Rules make those operations public.
- DHHL's rules are known as Title 10, Hawaii Administrative Rules.

5

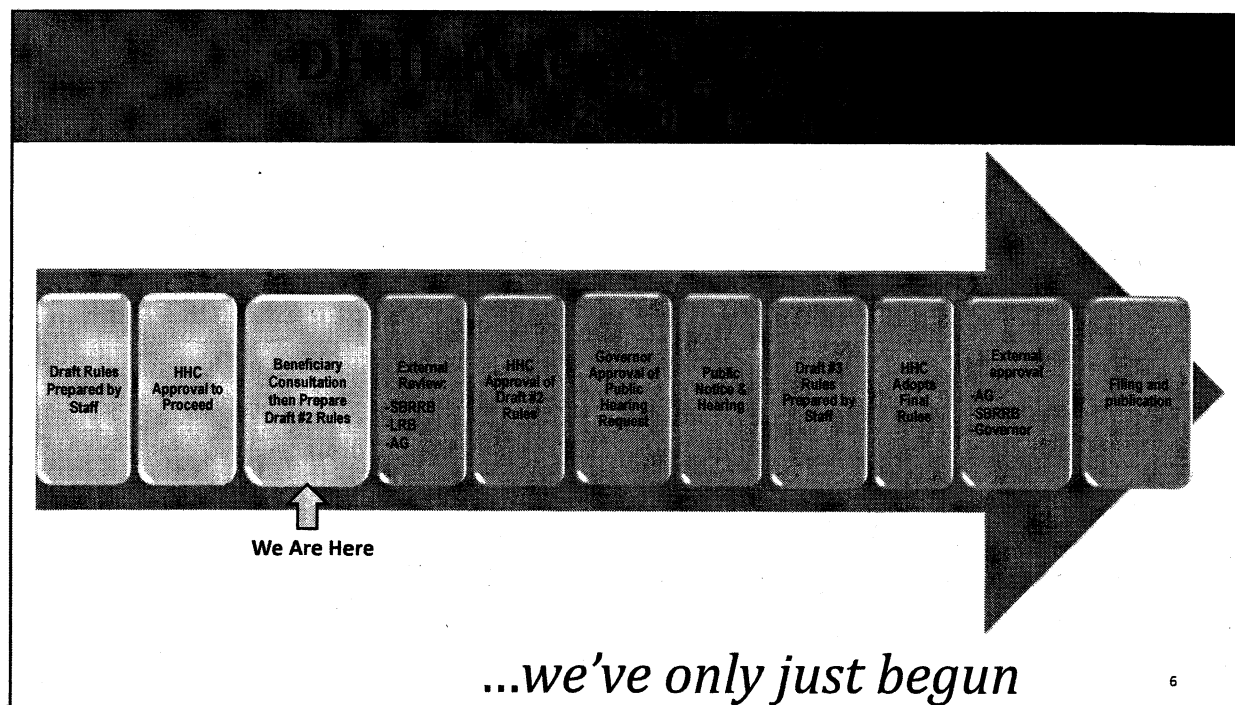


EXHIBIT D



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HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

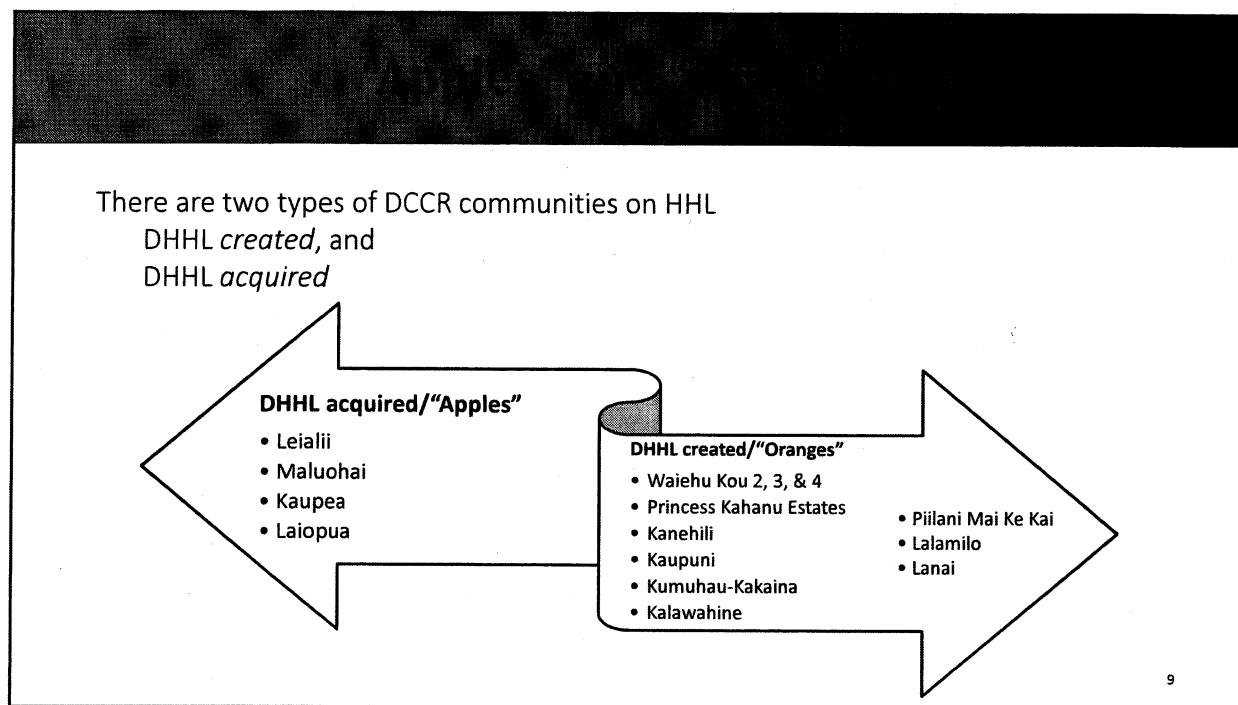
Declaration of Covenants, Conditions, and Restrictions (DCCRs)

7

- DCCRs are planned development communities or condominium regimes that are legally organized under HRS.
- Residents are automatically members of the association and are subject to rules about living in that community, including payment of assessments for upkeep of common areas. Failure to follow the rules can lead to fines and additional enforcement measures under the CCRs.
- The association is responsible for enforcement of the CCRs.

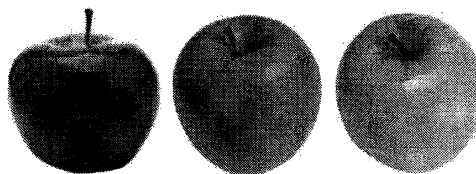
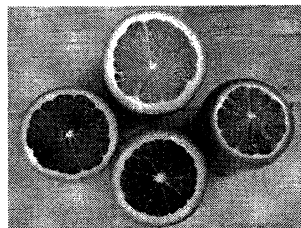
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EXHIBIT D



- HHCA section 207.5.
 - “DHHL should have promulgated administrative rules before incorporating the DCCRs into the homestead leases issued to Kalawahine Project residents.” *Kalawahine v. DHHL* (2015).
 - Translation: Because there are no administrative rules, DHHL cannot enforce the DCCRs for communities that are “Oranges.”
- 10

- Authorize the Department to help DCCR associations enforce their community rules.
- Help current and future lessees understand the obligations of living in a DCCR community.
- Help to ensure uniform relationships between the Department and the DCCR associations.



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- The DCCRs are part of your homestead lease. Under the proposed rules, if the DCCRs are not followed, it can lead to lease cancellation. Are there other enforcement measures DHHL should consider in DCCR communities?
- All lessees in DCCRs are required to pay monthly assessments to the association for upkeep of common areas and to keep the association going. What types of common areas are needed in homestead communities?
- DCCRs include design restrictions on how you build your house. What types of design restrictions should/not be part of the DCCRs?

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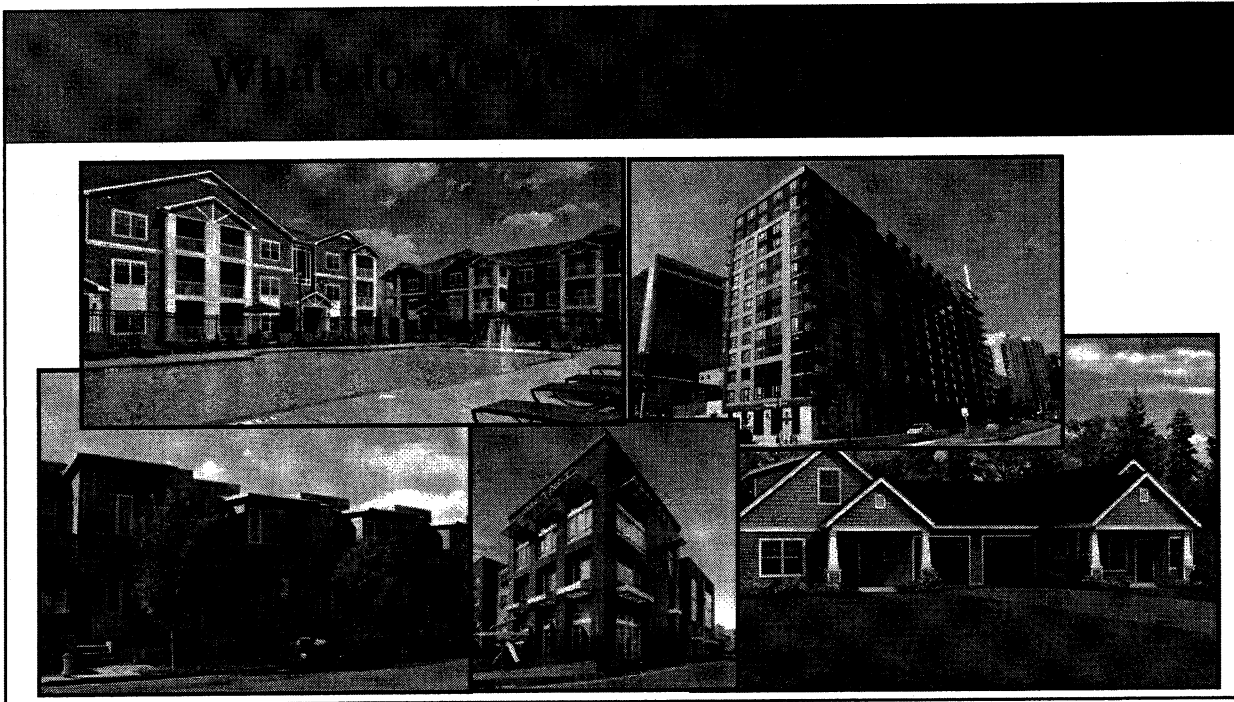
Multi-Family, Rentals, Kupuna Housing

13



14

EXHIBIT D



- HHCA section 207.5.
- There is a need for more housing but space is limited. Multi-family is high-density so we can use less land and provide many families with homes.
- Multi-family can be more affordable than single-family homes.

- HHCA section 207.5.
- Rentals can be an affordable alternative to owning a home.
- Rentals can offer a smaller, more manageable space for kupuna.
- Affordable rentals can help beneficiary families save and prepare to buy a home.
- Rentals could be multi-family or single-family rent with option to purchase.

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- Offers would be made to residential area or island wide waiting lists based on where the development is located.
- The rental agreement would control the rights and responsibilities between the renter and management company.
- Renters would remain on the waiting list as homestead applicants until they become lessees.
- Successorship would be governed by HAR 10-3-8 (application). A qualified successor can take the rental unit if they meet program requirements or succeed to the application.

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EXHIBIT D

- Kupuna housing would be offered based on age requirements.
- A kupuna lessee who accepts kupuna housing offer must transfer or surrender the homestead lease and would become a renter.
- A spouse eligible under HHCA section 209 and qualified for the kupuna housing unit, may succeed to the rental agreement.

19

- Should DHHL do multi-family housing? Leases? Rentals? Both?
- Are there other housing options DHHL should provide or support beyond multi-family, rentals, and single-family homes? How do we keep housing affordable for beneficiaries?
- Who should be allowed to rent on Hawaiian Home Lands?
- What are some criteria that DHHL should consider in selecting a management company? Why?

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EXHIBIT D



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Supplemental Dwelling Units (SDUs)

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- HHCA 208.
- Improvements like additional living space require Department approval.
- Building another dwelling or adding living space to your existing home without DHHL approval is a lease violation. It can delay a transfer request or result in excluding the unapproved structure from an appraisal for DHHL.

22

EXHIBIT D

Why Add Another Dwelling?

- The rules provide a transparent, standard application process for Department approval of building another dwelling on a residential lot.
- More living space can ease crowding that lessee families sometimes face.
- Parity with the counties.

23

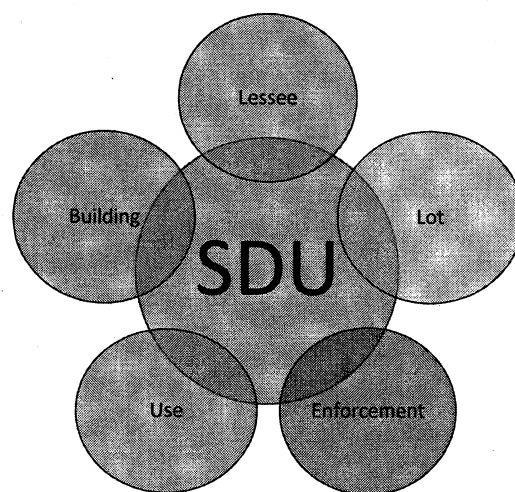
Why Add Another Dwelling?

- Pilot project for residential lots on Oahu and Hawaii Island.
- Lessee must be in good standing.
- Your lot would need to meet county standards for adding a dwelling and you would need to get all county required approvals and permits.
- DHHL approval would be required before construction could begin.

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- Lessee must live on the lot in either the main dwelling or in the SDU.
- Ohana purposes:
 - Qualified relative under HHCA 209(a) can live in SDU or main dwelling.
No rent but can contribute to household expenses.
- Rental purposes:
 - Qualified native Hawaiian can rent for minimum term of six months.
No short term rentals.

25



26

EXHIBIT D

- Do you support supplemental dwelling units on HHL? Why?
- When should SDUs be allowed? What criteria should DHHL use to make that determination?
- The proposal is a pilot project for residential lots on Oahu and Hawaii Island. What do you think about that?
- Who can live in an SDU on HHL?
- Size of an SDU has an impact on the value of the structure. Should DHHL limit the size of the SDU based on an appraisal cap to limit liability for the trust and keep units on HHL affordable?

27



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Discussion Kuleana

28

EXHIBIT D

- Be creative!
 - Work toward future solutions/aspirations.
- Disagreement is ok as long as we are respectful of each other.
- Everyone gets a turn first, then repeats.
- Cell phones off or on silent.
 - Take all calls/texting outside.

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- You are personally responsible for:
 - Making sure everyone has equal opportunity to express their ideas;
 - Actively listening;
 - Keeping an open mind and maintaining a positive attitude;
 - Keep side conversations to a minimum.

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EXHIBIT D



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Group Discussions

31

- Review and compile notes from today, and comments received by August 30, 2018;
- Consider suggested and possible changes;
- Prepare and submit a report for the Commission;
- Submit the proposed amendments to the Commission for approval to move forward with the public hearing process.

32

EXHIBIT D

- Think about today's discussion;
- Talk to family, friends, neighbors;
- Submit comments by August 30, 2018;
- Check the website for updates
<http://dhhl.hawaii.gov/po/beneficiary-consultation/>

33

- Green sheets.
- Email: dhhl.rules@hawaiianhomelands.org
- Mail:
Department of Hawaiian Home Lands
DHHL Administrative Rules
P.O. Box 1879
Honolulu, HI 96805
- Call: Hokulei at 620-9280 or your district office.

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EXHIBIT D



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DEPARTMENT OF HAWAIIAN HOME LANDS

Gallery Walk

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EXHIBIT D

3/28/2018

FAQs:
Declaration of Covenants, Conditions, and Restrictions (DCCR) communities
Proposed Administrative Rules

What are Declaration of Covenants, Conditions, and Restrictions (DCCR) communities?

DCCRs are documents that create what are called "master-planned communities." These communities are organized as Hawaii nonprofit corporations and must comply with Hawaii Revised Statutes chapter 421J. They have their own specific rules intended to keep the neighborhood and lots in it clean, well maintained, and safe. The idea is that with these types of rules in place, the neighborhood becomes a more desirable place to live and property values are maintained for the long term. DCCR communities are governed by an association with an elected board. All owners in the community are members of the association and pay dues or assessments that go toward maintaining common areas or supporting community events. If you live in a DCCR community, you are a member of the association and subject to its rules.

Are all homesteads DCCRs?

No. On Hawaiian Home Lands, there are 15 DCCR communities subject to HRS 421J. Most of these are on Oahu but Maui, Lanai, Kauai, and Hawaii also have DCCRs.

If DCCRs are rules for a specific homestead, why does DHHL need rules for them, too?

There are two basic reasons. The first is that section 207.5 of the Hawaiian Homes Commission Act requires that rules be adopted for single-family and multi-family DCCR communities, and for rentals owned by the Department. The second reason is that administrative rules govern how the Department interacts with and relates to the beneficiaries and the public. These rules say how the Department will interact with its DCCR associations and lessees in those neighborhoods.

I live in an existing DCCR, how can these rules help us when the DCCRs were in place before these rules?

The draft rules include a provision for existing DCCR associations to "opt-in" by a majority vote of the association. If an association "opts-in," the Department will be able to assist with the enforcement of the governing documents.

If I'm moving into, or thinking about moving into, a DCCR community, how do I know what the rules are? What documents do I need?

If you are receiving a new award, you will get the governing documents with your lease documents. If you are buying a lease or are getting one as a successor you can get the documents from the seller or you can ask DHHL for the documents during the transfer or succession process. To obtain replacement documents, a lessee should contact the association board.

You need a copy of all the major documents: the Declaration creating the community, the association Bylaws, and any amendments that have been adopted. The Declaration and any amendments will tell you about the community and its rules; the association Bylaws will tell you how the association is organized, what it can do, and your rights as a member.

I'm a DCCR association board member, what documents should we be sure are current?

Associations vary and compliance requirements can be different. However, all associations formed as a Hawaii nonprofit corporation must have the following governing documents, at a minimum:

- Organizing documents: The articles of incorporation and bylaws.

EXHIBIT E

3/28/2018

- Managing conflicts of interest: A policy or procedures on managing conflicts of interest.
- Federally required policies that address operational matters and documents: The federal law requires nonprofit corporations to develop policies that (1) address staff complaints and suspected financial impropriety/misuse of resources and that (2) establish standards for document retention and destruction. Typically, the documents that address these matters are referred to as the whistleblower policy and document retention policy.

All these governing documents must be compliant with current federal and State laws.

For nonprofit corporations that are DCCR associations, the documents must also be consistent with Hawaii's Planned Community Associations law, HRS 421J, and the recorded Declaration (or other documentation establishing the association as a planned community).

For nonprofit corporations that have obtained tax-exempt status, the documents must also be compliant with current federal law applicable to the tax-exempt status.

***All governing documents must have been properly approved and filed, as necessary.

EXHIBIT E

3/28/2018

**FAQs:
Multi-Family, Rentals, and Kupuna Housing
Proposed Administrative Rules**

Are “rentals” about lessees renting their houses out to someone else?

No. Rentals refers only to rental units owned by the Department and managed by the Department or a management company.

Who can rent from the DHHL?

Anyone who is a beneficiary of the HHCA and meets the qualifications of the rental program. Each rental development could have different financial requirements to meet a range of needs. The proposed rule also would allow for a variety of possible rental options like rent with option to purchase, kupuna housing, and multi-family housing.

What is multi-family housing?

Multi-family housing in the proposed rule can be apartment or condominium units in low-rise or high-rise buildings, or town house developments. It is possible that multi-family developments could have rental units or leased units, or both, and could even include some commercial spaces on the lower floors or surrounding area.

Do I lose my place on the waitlist if I decide to rent from the Department?

No. You keep your place on the waitlist until you are awarded a Hawaiian Home Lands lease.

How would kupuna housing work?

Kupuna housing would be provided as a rental option. To be eligible, you need to be a beneficiary under the HHCA and meet the age requirement. Your spouse could live with you and could succeed to the rental agreement if your spouse is eligible under section 209 of the HHCA and qualifies for kupuna housing. Other aspects would be governed by the rental agreement and applicable law.

Would kupuna housing include assisted living residences?

No. Tenants must be able to function and live independently – no medical or other assistance would be offered.

EXHIBIT E

3/28/2018

**FAQs:
Supplemental Dwelling Units (SDU)
Proposed Administrative Rules**

What is an "SDU"?

SDU stands for "supplemental dwelling unit." It's a second dwelling built on your lot and is smaller than your existing house.

Who can have an SDU on their lot?

For the first 5 years, the program will be a pilot project available only to residential lessees on Oahu and Hawaii who are in good standing, and live on a lot that is big enough and meets county requirements for building another dwelling. The program will be evaluated after 3 years and if it is found to be successful, the program may be expanded to other islands.

What is the process to get approval for an SDU?

You would need to submit a Request for Improvements with an SDU application to the Department, which includes obtaining the necessary county approvals and permits. Once your application is complete and approved, the Department would bring it forward for final approval by the Hawaiian Homes Commission. Construction can begin only after approval from the HHC.

Who can live in the SDU?

There are several options:

- A native Hawaiian, as defined by the HHCA, can rent the SDU;
- 'Ohana qualified under section 209(a) of the HHCA, can live in the SDU;
- You can live in the SDU and a native Hawaiian can rent or qualified 'ohana can live in the primary dwelling.

What are the county requirements?

Please refer to information provided by the City and County of Honolulu and Hawaii County. The City and County has published FAQs about their ADU requirements, which can be found online: http://www.honolulu.gov/Portals/0/pdfs/construction/ADU_FAQ_Final.pdf. Hawaii County has information on their website: <http://www.hawaiicounty.gov/pw-building-guidelines/>.

EXHIBIT E

	A	B	C
1	Topic	Comment	Meeting
2	Common Area	More parking.	Honolulu
3	Common Area	Bigger road (some folks only have 1 lane).	Honolulu
4	Common Area	A way to keep folks out that shouldn't be there (e.g. electric fence).	Honolulu
5	Common Area	A gathering place where the community can come together.	Honolulu
6	Common Area	Parking limitations on junk cars.	Honolulu
7	Common Area	E.g. River- who cleans the river? Proper maintenance of common areas.	Honolulu
8	Common areas	We are almost completely landlocked, common area is only sidewalk. Would like a community center--a multi-functional center on land above Leialii (we can get grants)	Lahaina, Maui
9	Common Areas	No need common areas - have a county park.	Keaukaha, Hilo
10	Common areas	Laundromat, community garden, help people with 5 acres clean the land.	Keaukaha, Hilo
11	Common areas	Kauhale - kapuna care, keiki care, imu.	Keaukaha, Hilo
12	Common areas	Community should design common areas, volunteer time instead of use homeowner dues.	Keaukaha, Hilo
13	Common areas	DHHL should take care of the 'aina.	Keaukaha, Hilo
14	Common Areas	Community center. Health Center. Prison.	Keaukaha, Hilo
15	Common Areas	Put in roads not up to county standards. Homeowners association collects money to maintain roads.	Keaukaha, Hilo
16	Common Areas	Need swimming pool, like Kroc center.	Keaukaha, Hilo
17	Common Areas	Roads should be like Seabees made- Marston-Manning aluminum mesh.	Keaukaha, Hilo
18	Common Areas	Should have good fire protection-sprinkler systems - for common areas/facilities.	Keaukaha, Hilo
19	Common Areas	Fund a hui to take care of kupuna yards, Hawaiian Homes repairs.	Keaukaha, Hilo
20	Common areas	Parks for children. Should always be part of communities. Next generation.	Kona
21	Common areas	Nice landscaping. Sacred area preserves- sidewalks. Frontal (gateway) areas to neighborhoods. Neighborhood pride.	Kona
22	Common areas	Improvements mean association fees increase. Gotta think about that. Can we use grants for these areas.	Kona
23	Common Areas	Lo'i	Kona
24	Common areas	Sometimes in communities, cars encroach on other people's properties. 4 people = 4 cars. Community overflow parking area?	Kona
25	Common Areas	Covered bus stop for kids- public and school buses (so don't have to cross the street, etc.)	Honolulu
26	Common Areas	Drain smells- cleaning of	Honolulu
27	Common Areas	Security to protect homes and community members.	Honolulu

	A	B	C
1	Topic	Comment	Meeting
28	Common Areas	Street lights throughout the community for safety.	Honolulu
29	Common Areas	Mixed-use community center.	Honolulu
30	Common Areas	Save \$, don't plant trees (large ones can affect/damage cement).	Honolulu
31	Common Areas	Guest parking.	Honolulu
32	Common Areas	Water for watering yards.	Honolulu
33	Common Areas	Playgrounds and community center.	Honolulu
34	Common Areas	Community garden.	Honolulu
35	Design restrictions	Fence backyard	Molokai
36	Design restrictions	Limit animals (i.e., 2 dogs)	Molokai
37	Design restrictions	Height restrictions for trees/shrubs (safety issues)	Molokai
38	Design restrictions	No canopy tents (permanent)	Molokai
39	Design restrictions	2 story height limits for Molokai. Where need for more housing, maybe 3 stories	Molokai
40	Design restrictions	Number of chickens/animals	Molokai
41	Design restrictions	No drugs	Molokai
42	Design restrictions	Trees and where to plant. Leaves on lawns.	Molokai
43	Design restrictions	Encourage native plants	Molokai
44	Design restrictions	Set color scheme	Molokai
45	Design restrictions	Color conducive to environment	Molokai
46	Design restrictions	Design-Hawaiian	Molokai
47	Design restrictions	Height limit on trees	Molokai
48	Design restrictions	Junk cars off the lot	Molokai
49	Design restrictions	Clean yard--if not, looks ugly	Molokai
50	Design restrictions	Limit number of animals--no roosters	Molokai
51	Design restrictions	Two story limit	Molokai
52	Design restrictions	Limit color, size, design	Molokai
53	Design restrictions	No limit on size	Molokai
54	Design restrictions	Maybe height, but if you have acreage and can afford it, then should be allowed	Molokai
55	Design restrictions	Common sense: --rules need <u>respect</u> both ways --rules need <u>responsibility</u> both ways	Molokai
56	Design restrictions	No "monster" houses/should have size restrictions	Kauai
57	Design restrictions	Should not be a size restriction on how small the house it	Kauai
58	Design restrictions	Pigs not in residential area?	Kauai
59	Design restrictions	Lighting (too bright); noise	Kauai
60	Design restrictions	We should get out of design review business--no design restrictions other than county code; an unnecessary function	Puakukalo, Maui
61	Design restrictions	We could have PV w/ DHHL paying for it	Puakukalo, Maui
62	Design restrictions	No pigs! Or fighting chickens	Puakukalo, Maui
63	Design restrictions	Don't block your neighbor's view	Puakukalo, Maui

	A	B	C
1	Topic	Comment	Meeting
64	Design restrictions	Don't block the sidewalk--no dead cars!	Puakukalo, Maui
65	Design restrictions	Limits on trees/trimming requirements--many have broken up the sidewalk (county tells DHHL which trees to plant)	Puakukalo, Maui
66	Design restrictions	Ensure value of property--better rules for how we negotiate with out neighbors; too vague now	Puakukalo, Maui
67	Design restrictions	Do not regulate where clothes lines go	Puakukalo, Maui
68	Design restrictions	Want: --Land for a charter school; --Area for retail-- for cottage industries; --Area for community gardens; --For every subdivision, provisions for cemetary, golf course, amenities for communities...native Hawaiian association could govern; --Park; --Clotheslines; --Two story houses (take out limitation on alteration of units because intergenerational families); --Allow farm animals/livestock because to ban them is anti-cultural. We are an agriculture-based culture. Allow if community agrees.	Puakukalo, Maui
69	Design restrictions	Don't Allow: --Junk cars; --Raising farm animals/livestock	Puakukalo, Maui
70	Design restrictions	Kula, Waiohuli is zoned for agriculture; it is a community decision not to have large animals Note: residential lease built to rural code (county); lease says "quiet enjoyment"	Puakukalo, Maui
71	Design restrictions	Note: Height restriction in county code--if build on land that was graded initially, second floor may exceed height restriction	Puakukalo, Maui
72	Design restrictions	Obscene colors; we shouldn't have those.	Lahaina, Maui
73	Design restrictions	Puts more burden on beneficiaries.	Keaukaha, Hilo
74	Design restrictions	No design requirements - HHCA is the controlling document. Section 207.5 has not received consent of Congress. Paid us back with land with DCCRs.	Keaukaha, Hilo
75	Design restrictions	No design restrictions	Keaukaha, Hilo
76	Design restrictions	Why make restrictions?	Keaukaha, Hilo
77	Design restrictions	Should be affordable, doesn't matter what it looks like.	Keaukaha, Hilo
78	Design restrictions	Let us work the land - should always know the rules and regulations - not have to go other places (county, etc.)	Keaukaha, Hilo

	A	B	C
1	Topic	Comment	Meeting
79	Design restrictions	Have more land awards and less residential lots - not DCCR's. People desperate, will take the house anyway. Let beneficiaries have input on design of houses, communities.	Keaukaha, Hilo
80	Design Restrictions	No monster homes. Kauhale. High density homes are the problem.	Keaukaha, Hilo
81	Design Restrictions	Consistent w/ homes in area. If no containers, don't allow.	Keaukaha, Hilo
82	Design restrictions	Restrictive when people tell you what you can have/cannot have in your yard. Hampers living style. Weekly inspections too much.	Kona
83	Design restrictions	Do you provide design restrictions? Are there options? How big, how high, colors, etc. Construction of home must be within restrictions.	Kona
84	Design Restrictions	Hard to identify where you would draw the line.	Honolulu
85	Design Restrictions	Some people might not be able to comply (e.g. Kupuna who can't cut grass as often).	Honolulu
86	Design Restrictions	Some value in having house colors that work with eachother in community.	Honolulu
87	Design Restrictions	If restrictions, there has to be enforcement.	Honolulu
88	Design Restrictions	Should start with president of association- notify first vs. DHHL comes to your door and neighborhood pilikia starts.	Honolulu
89	Design Restrictions	Should have alternative dispute resolution process for resolving	Honolulu
90	Design restrictions	Specify that you can have a wall if houses are too close to each other - don't restrict this.	Honolulu
91	Design Restrictions	Restrictions on parking or make more (1 person can't hog all of the guest spots).	Honolulu
92	Design Restrictions	Maybe no need color paint restrictions. Maybe no need restriction on type of fencing (these seemed destructive to community).	Honolulu
93	Design Restrictions	No restrictions!	Honolulu
94	Design Restrictions	Restriction on size of houses (no mega-houses) this affects your neighbors.	Honolulu
95	Design Restrictions	Who determines what is tasteful?	Honolulu
96	Design Restrictions	Restrict parking of unsightly/junk/abandoned cars (affects health and safety). Especially re: access of emergency vehicles.	Honolulu
97	Design Restrictions	Homeless are parking cars in our community and living there (need to be living in community to park there).	Honolulu
98	Design Restrictions	Currently you have to get approval to make design changes? Answer: Yes.	Honolulu
99	Design Restrictions	Community watch/reporting process.	Honolulu
100	Design Restrictions	Pet-friendly policies. Could be DHHL. Could be property management company.	Honolulu
101	Design restrictions	We want things that don't bother, affect neighbors	Kapolei
102	Design restrictions	Don't want restrictions on house paint color --but some people like having a color scheme with some options	Kapolei
103	Design restrictions	We want to be "harmonious" with neighborhood (in real estate terms)	Kapolei
104	Design restrictions	Landscaping--don't restrict	Kapolei

	A	B	C
1	Topic	Comment	Meeting
105	Design restrictions	We need higher <u>fences</u> for privacy (but this might be county building codes)	Kapolei
106	Design restrictions	Self-help/Habitat houses may not have fences...you have to get on your own--this should be a requirement for privacy purposes	Kapolei
107	Design restrictions	Work with association to ensure that issues are addressed and community members needs are heard and met	Kapolei
108	Design restrictions	Fences for Kaupea	Kapolei
109	Design restrictions	Some people like restrictions on house colors, some don't like restrictions--how about a range of options	Kapolei
110	Design restrictions	Kaupea--don't restrict native plants for each area	Kapolei
111	Design restrictions	Get rid of restrictions on clotheslines (but maybe enclose within your fence)	Kapolei
112	Design restrictions	Clotheslines--maybe in backyard (but with sight line guidelines)	Kapolei
113	Design restrictions	Colors may affect value of other houses	Kapolei
114	Design restrictions	--counterpoint: western mentality is to make money vs ohana home	Kapolei
115	Design restrictions	Allowances for fruit trees/food providing	Kapolei
116	Design restrictions	Minimal design restrictions--each individual pays for own home	Kapolei
117	Design restrictions	Often the developer determines the design guidelines--you choose this when you decide to move in there--you take pride in your homestead	Kapolei
118	Design restrictions	DCCRs can be amended--community needs to come together to decide on changes--come to association meetings	Kapolei
119	Design restrictions	Each association should control design guidelines, no in administrative rules	Kapolei
120	Design restrictions	DCCRs can be amended as community evolves--community needs to come together to discuss	Kapolei
121	Design restrictions	Some people don't want to have to ask/talk with others about what I can do with my home	Kapolei
122	Design restrictions	Some like rules	Kapolei
123	Design restrictions	Habitat homes are not same color and design. We'd like to have a say in these decisions, not just DHHL	Kapolei
124	Design restrictions	Design guidelines are important to lessees who plan to sell home; may affect "comps" in neighborhood (clarification that DHHL does not value homes based on comps)	Kapolei
125	Enforcement	Get together with family and see how you can help them	Molokai
126	Enforcement	Cars (6-8) parked in other's driveway, trash cans	Molokai
127	Enforcement	3 strikes, you are out	Molokai
128	Enforcement	Severity--depends on that--shouldn't be straight to lease cancellations	Molokai
129	Enforcement	Penalties and fines before lease cancellation	Molokai
130	Enforcement	Noise issues--rule for quiet hours	Molokai
131	Enforcement	If we create rules, will it affect existing communities? A: no, would be new homesteads	Molokai
	Enforcement	Will the rules be retroactive to the existing 14? (A: Existing DCCR communities would need to opt-in)	Molokai

	A	B	C
1	Topic	Comment	Meeting
132	Enforcement	Due diligence--3 notices/3strikes --First, contact/assessment/check-in --Letter with deadline (warning) --Second letter (fine) --Third certified (lease violation) Also send letters by email	Molokai
133	Enforcement	What about kupuna that may not know?	Molokai
134	Enforcement	Statewide implications. No DCCRs on Molokai, so why discuss on Molokai?	Molokai
135	Enforcement	No habitual violations	Molokai
136	Enforcement	For kupuna, have a point of contact if thru the letters, kupuna does not respond, contact point person	Molokai
137	Enforcement	If association is big, then rules are good; if small community (46 in Kapaakea) not all are part of association, but if there are rules, then maybe issues, want Kapaakea to stay as is.	Molokai
138	Enforcement	So its for planned communities	Molokai
139	Enforcement	Have all current rules so equal opportunity to know rules/policies that affect native Hawaiians	Molokai
140	Enforcement	Is there any violations now and what are you doing about it? A: need rules to enforce	Molokai
141	Enforcement	Is this for new communities or existing?	Molokai
142	Enforcement	What are the larger problems the existing communities are having?	Molokai
143	Enforcement	HHC take the responsibility to enforce the rules not the association--make the rules part of the lease	Molokai
144	Enforcement	Parking--association can work with County to deal with those issues--follow up	Molokai
145	Enforcement	PMKK--who is collecting funds?/where?/how?/why? What are the common areas? Who is management company? We need to know this first.	Kauai
146	Enforcement	Q: Is DHHL deciding not to take responsibility for enforcement of DCCRs and letting associations do it themselves? A: We are late to the game but rules would lay out steps for consistency from community to community; e.g. cultural values--we want the rules to be appropriate to HHL	Kauai
147	Enforcement	Q: Are all DCCRs different? A: yes	Kauai
148	Enforcement	Q: Board manages/directs management company. The association can fire the management company if they're not working out.	Kauai
149	Enforcement	C: PMKK reduced dues to minimal--small common areas for now; might go up later if bigger/more common areas	Kauai
150	Enforcement	Have steps: -Notice: written 30 days to pay with fine -Notice: written 60 days increase fine -Notice: written 90 days increase fine	Kauai

	A	B	C
1	Topic	Comment	Meeting
151	Enforcement	Q: what is appeal process upon cancellation of lease? A: There is a contested case process	Kauai
152	Enforcement	Due process--letter of correction with time frame	Kauai
153	Enforcement	Q: who will enforce? Association can't. DHHL? Not enough staff on island to enforce	Kauai
154	Enforcement	Neighbors can't enforce on neighbors. Need reasonable rules we can live with. DHHL or management company needs to be the "hammer"	Kauai
155	Enforcement	It would be helpful to have examples of current processes. The association doesn't have power to remove neighbors	Kauai
156	Enforcement	Contested case process can't enforce until we have admin rules	Kauai
157	Enforcement	We don't want to see anyone kicked out for \$500	Kauai
158	Enforcement	Give opportunity to pass lease on to another qualified lessee (family member)	Kauai
159	Enforcement	Q: why does there have to be an association? Is there another option? Why these rules necessary? What if we don't have family to pass on to? I don't really understand. Generally, we act with common courtesy. <u>Shouldn't this be an option household by household?</u> A: DCCR's can be changed over time and can evolve over time. Some people like rules to protect, for example, from raising pigs next door, for safety purposes, to keep value of land up, for quality of life	Kauai
160	Enforcement	Q: does PMKK have option to opt out of DCCRs? Unwind the process and not be a DCCR community?	Kauai
161	Enforcement	Q: Are DCCRs same for all associations? A: No, depends on community; may vary. Lease cancellation would be the same	Puakukalo, Maui
162	Enforcement	Q: If we're an "orange" can't enforce right now, right? A: Currently, yes. Administrative rules could change that so that DHHL can help enforce	Puakukalo, Maui
163	Enforcement	Q: Does this mean all projects going forward will have DCCRs? A: No, not necessarily	Puakukalo, Maui
164	Enforcement	If you don't follow the rules, then your lease should be cancelled	Puakukalo, Maui
165	Enforcement	In Waiehu Kou 3 signed contract between association and lessee. Phase 4 disbanded. 40% delinquency rate right now. DHHL can't enforce now. But with administrative rules, you can opt-in. I'm going to recommend we don't opt-in. DHHL doesn't have capacity. We can file civil suit but we would rather incentivize vs. becoming the hammer. Phase 2 took hammer approach.	Puakukalo, Maui
166	Enforcement	To opt-in, we would need to provide reporting information to DHHL, if I understand correctly. Also, we may need to be a 501(c)(3)? Is that what they're saying? This is too burdensome on associations.	Puakukalo, Maui
167	Enforcement	Associations meant to empower associations	Puakukalo, Maui
168	Enforcement	Currently there is option to have civil action before lease is cancelled. I support this.	Puakukalo, Maui

	A	B	C
1	Topic	Comment	Meeting
169	Enforcement	If you're an orange, DHHL can't currently cancel lease because no administrative rules in place. I'm not in favor of hammer approach.	Puakukalo, Maui
170	Enforcement	Incentives--Waiehu Kou 4--if you're fully compliant, you get plot of land to do whatever you like, garden, etc.	Puakukalo, Maui
171	Enforcement	Give options. It causes problems between neighbors to have to enforce	Puakukalo, Maui
172	Enforcement	Let them know what money is for--education	Puakukalo, Maui
173	Enforcement	Payment plan--still need to pay but over time	Puakukalo, Maui
174	Enforcement	Waiehu Kou 4 does not have an association; would like to have an association. Now it is just any kine; we would like to revisit having an association all the young ones no like step in but kupunas would like an association needs to come from membership	Puakukalo, Maui
175	Enforcement	We established a collection policy and have a management team, 3rd person enforce (we had a law firm research and see what power board has). Letters first, we know what each procedure costs (\$50-180); we are sensitive to our neighbors, we use laws but apply with logic, mercy, grace--take case by case by the board; there may be extenuating circumstances	Puakukalo, Maui
176	Enforcement	Q: what's effective date for administrative rules? A: we need to ask Hokulei	Puakukalo, Maui
177	Enforcement	My concern is what about the fees, specifics, etc.--will these be general and applied to all of us? Or will they be customized base on each individual community? A: DCCRs are applied specific to community and should evolve as community evolves; they can be amended. Assessments depend on size of community and based on common areas. What is common across all DCCRs would be what options should be in place other than lease cancellation	Puakukalo, Maui
178	Enforcement	Declarant needs to incorporate educating those getting lease during the building of the community so that they are fully aware of DCCRs by the time they move in	Puakukalo, Maui
179	Enforcement	All community members should be convened and have training before they move in but also get to influence DCCRs	Puakukalo, Maui
180	Enforcement	DCCRs should evolve as community changes, they need to change	Puakukalo, Maui
181	Enforcement	People sign documents and don't realize what they're agreeing to	Puakukalo, Maui
182	Enforcement	In contract, people should know there is an existing association and they should get bylaws when they sign the lease	Puakukalo, Maui

	A	B	C
1	Topic	Comment	Meeting
183	Enforcement	Beyond orientation, board members need to have <u>real board training</u> ...If they don't fully understand roles and responsibilities, we have screwed up communities (especially around enforcement)	Puakukalo, Maui
184	Enforcement	Q: What happens to Waiohuli leases awarded...do these DCCRS affect undivided interest awards? A: No. They are forming a non-profit and will be governed by bylaws	Puakukalo, Maui
185	Enforcement	No enforcement.	Keaukaha, Hilo
186	Enforcement	3-6 months to become current. Give them a certain time to pay.	Keaukaha, Hilo
187	Enforcement	First offense, one smaller penalty, then 2nd, 3rd it gets tougher.	Keaukaha, Hilo
188	Enforcement	Take money from the budget to pay dues.	Keaukaha,
189	Enforcement	DCCRs should be in alignment with native hawaiian values - not working for the way we live.	Keaukaha, Hilo
190	Enforcement	Criminal to cancel leasees if they don't pay assessment. There should be help for them.	Keaukaha, Hilo
191	Enforcement	Enforcement of rules that aren't right for native Hawaiians is wrong.	Keaukaha, Hilo
192	Enforcement	Why have people paying the homeowners association when the money should go to the trust? HHCA is what we should follow.	Keaukaha, Hilo
193	Enforcement	Don't want O'ahu people coming here and telling us what to do.	Keaukaha, Hilo
194	Enforcement	Fees in Laiopina are high- causing hakaka.	Keaukaha, Hilo
195	Enforcement	What about fixed income? Any drastic increase could impact them. Limit the amount of increase.	Keaukaha, Hilo
196	Enforcement	How can you take lease away for non-payment of dues if everything else is ok?	Keaukaha, Hilo
197	Enforcement	Like idea of getting everyone involved- self-policing- association helps everyone correct problems.	Keaukaha, Hilo
198	Enforcement	Warning, then fines.	Keaukaha, Hilo
199	Enforcement	Reasonable time period, every 30 days.	Keaukaha, Hilo
200	Enforcement	Put money into an escrow account.	Keaukaha, Hilo
201	Enforcement	Concerned about how often dues are increased.	Keaukaha, Hilo
202	Enforcement	Other issues besides dwelling units not being paid? Ex. Cars on streets, etc.	Kona
203	Enforcement	Proposed rules? Are there existing rules that govern DCCRs? People already past due. Not fair that those in compliance subsidizing those not. Who is supposed to enforce?	Kona

	A	B	C
1	Topic	Comment	Meeting
204	Enforcement	How does board communicate with community?	Kona
205	Enforcement	Shock and disappointment to hear that people agree with cancelling leases for non-compliance suggestion: Find away to help- e.g. repayment plan as a last ditch effort. Shouldn't kick people out right off the bat- department mission is to house Hawaiians.	Kona
206	Enforcement	Why isn't DHHL stepping in to enforce?	Kona
207	Enforcement	Rules will hopefully allow DHHL to enforce, however communities must opt in to rules.	Kona
208	Enforcement	Association board has authority to enforce payment of dues? Association has 1st authority to enforce.	Kona
209	Enforcement	Struggle w/ DCCRs now 18 years later finding out that department could not help enforce. Frustrating. Cart before the horse. On our own to enforce against neighbors. Not fair that some pay while others don't.	Kona
210	Enforcement	Lease cancellation for non-compliance is a good idea. Effective and fair.	Kona
211	Enforcement	Just like any other bill. Responsibility for homeowners.	Kona
212	Enforcement	Who is responsible for developing rules? Rules being made by people not living there. This should change- awardees sign to accept DCCRs without even reading them first.	Kona
213	Enforcement	La'i Opuia DCCRs already made, there would be more ownership of rules if lessees involved in rulemaking. Hawaiians with opportunity to live there making rules.	Kona
214	Enforcement	Problem is no one comes to association meetings. Which would allow changes/votes to be made. People are complacent.	Kona
215	Enforcement	Could it be that Board is disconnected? Can they be more accessible?	Kona
216	Enforcement	Who elects board? People need to be present to vote?	Kona
217	Enforcement	Plan non-threatening event. Meet people's needs.	Kona
218	Enforcement	Need to address/create a process for talking story with neighbors where privacy isn't violated.. To find out circumstances.	Honolulu
219	Enforcement	Need 3rd party to assist with enforcement- like DHHL.	Honolulu
220	Enforcement	Ability to kick off crappy association president that acts as a barrier to getting things done (non-profit law applies here)- in the government documents.	Honolulu
221	Enforcement	No nepotism with choices of property management company- avoid conflict of interest.	Honolulu
222	Enforcement	Charge daily fees for violations and have fee come back into community. This has to be transparent in the reporting from property management company.	Honolulu
223	Enforcement	Are you comfortable with everyone in the community knowing your business? This has to be clear at the outset.	Honolulu
224	Enforcement	Currently only HHC is authorized to cancel lease. Hearing before hearing officer. Time from start to finish can vary.	Honolulu

	A	B	C
1	Topic	Comment	Meeting
225	Enforcement	Kalawahine- 2 Committees- Design Committee (within association) --> DHHL, worked well. Management specialists- annual assessment; management specialists would pursue violations.	Honolulu
226	Enforcement	Someone to monitor and enforce- not neighbor to neighbor.	Honolulu
227	Enforcement	Create a fair process with time between notice of violation and next step so there is an opportunity to correct violation (also for evidence gathering if we are taking it to HHC).	Honolulu
228	Enforcement	Ho'oponopono- opportunity to help fellow lessees (these are previous assets).	Honolulu
229	Enforcement	A process for the community to come together to support individuals who need help.	Honolulu
230	Enforcement	A representative in community to talk with people who are in violation.	Honolulu
231	Enforcement	We need to know who our neighbors are and help them. But also respect privacy issues, we need to have insight into issues but also know limits of sharing info.	Honolulu
232	Enforcement	As new people move into community who weren't there when established, it can be challenging- they might not be as engaged.	Honolulu
233	Enforcement	Create projects within community that could incentivize participation (e.g. clean up river, help kokua neighbors). Would be different for each community.	Honolulu
234	Enforcement	How do you come up with monthly assessment? Answer: Depends on activities community wants- \$ ÷ by # of leases	Honolulu
235	Enforcement	A mediation process for disputes (alternative dispute resolution).	Honolulu
236	Enforcement	Warnings sent but informal process to talk story first and see if it can be resolved. As more warnings given, less flexibility.	Honolulu
237	Enforcement	Association could step in to help, but we'd need to have some rules about how much authority association would have.	Honolulu
238	Enforcement	Requires support to enforce- need to be enforceable DCCRs.	Honolulu
239	Enforcement	How many enforcement officers does DHHL have?	Honolulu
240	Enforcement	Letters (board first, then attorney sends). How long do you do this before you enforce?	Kapolei
241	Enforcement	Grant or other financial assistance for families who might be unable to pay temporarily	Kapolei
242	Enforcement	HRS 514B tells you what steps you/association can take	Kapolei
243	Enforcement	May depend on whether we are "apples" or "oranges"--When lessee changes out and property manager doesn't know, makes it hard for them to enforce	Kapolei
244	Enforcement	DHHL could have classes on this topic--help each other to learn (how to read the documents)	Kapolei
245	Enforcement	Some people feel DCCRs are too restrictive, others feel it helps keep the property nice and values up. Note: you are signing an agreement; don't sign if it doesn't work for you!	Kapolei
246	Enforcement	Need neighbors to be more harmonious	Kapolei
247	Enforcement	Continuing education	Kapolei

	A	B	C
1	Topic	Comment	Meeting
248	Enforcement	Our board was given DCCRs but now we are working on modifying/amending them (e.g. use of garage as living area prohibited)	Kapolei
249	Enforcement	Technical assistance, financial literacy, and outreach to lessee about their particular situation and work with them	Kapolei
250	Enforcement	Part of VOKA--different situations --if dues aren't paid to VOKA, DHHL "makes whole" --homestead associations--if dues aren't paid, DHHL doesn't pay for that *this is an issue we need to talk about	Kapolei
251	Enforcement	In documents for Maluohai, it says if we don't pay fees, we can be taken to contested case hearing	Kapolei
252	Enforcement	Can DHHL look for other options to support lessees if they have circumstances that prevent them from paying? Not imposing non-Hawaiian agencies/rules on us, which further disempowers us	Kapolei
253	Enforcement	When you sign your lease, you agree to certain terms--contractual	Kapolei
254	Enforcement	Have a noncompliance "court" assistance; some associations take care of this	Kapolei
255	Enforcement	Come together as a community to resolve differences; how hard is it to discuss issues? Instead of fees, courts, penalties, etc.--many people move to Hawaiian Home Lands because they have financial challenges/issues--a more informal way to resolve and help each other	Kapolei
256	Enforcement	Be allowed to explore other ways; otherwise just distancing native Hawaiians from empowerment	Kapolei
257	Enforcement	In some circumstances, 75% of community follows rules but 25% doesn't, it is challenging...we try to talk with them but they have different priorities	Kapolei
258	Enforcement	When unexpected challenges occur, talk with VOKA (Kaupea example) and figure out how to work with lessee to make a plan	Kapolei
259	Enforcement	Kaupea deals with DHHL and VOKA (puts number of violations per community into newsletter)	Kapolei
260	Enforcement	Nanakuli doesn't have association and DCCRs --sometimes I wish we had some rules to help with community pride (keep clean, etc) and help each other--would like to have some rules community would abide by	Kapolei
261	Enforcement	We want to see what's being done with our dues	Kapolei
262	Enforcement	Community association is an additional expense and someone is mandating what I can/can't do--I don't see the benefit	Kapolei
263	Enforcement	With association, we can give lessees leeway--community is different in how they deal with violations	Kapolei
264	Enforcement	Some "body" that oversees/inspects for violations hard when neighbors have to police other neighbors	Kapolei
265	Needed common areas	Community center/community garden	Molokai

	A	B	C
1	Topic	Comment	Meeting
266	Needed common areas	Garbage fees	Molokai
267	Needed common areas	Maintenance of landscapes	Molokai
268	Needed common areas	Parks	Molokai
269	Needed common areas	Open space for parking (boats, etc.)	Molokai
270	Needed common areas	Play yard	Molokai
271	Needed common areas	Gathering place	Molokai
272	Needed common areas	Theater--Molokai style	Molokai
273	Needed common areas	Park	Molokai
274	Needed common areas	Weight room	Molokai
275	Needed common areas	Community center	Molokai
276	Needed common areas	Kitchen	Molokai
277	Needed common areas	Exercise walkway	Molokai
278	Needed common areas	Concerns with liability--no common areas	Molokai
279	Needed common areas	Park--beautification; work with County to share costs for maintenance	Molokai
280	Needed common areas	Stream	Molokai
281	Needed common areas	Community center	Molokai
282	Needed common areas	Ball field	Molokai
283	Needed common areas	Playground for kids	Molokai
284	Needed common areas	Park with a community center and kitchen	Kauai
285	Needed common areas	Park and playground (can be passive park--doesn't need community center)	Kauai
286	Needed common areas	Small park for kids to play and sports (baseball, soccer, basketball) and neighborhood center. We understand these require upkeep. Look at military model-3rd party contract for enforcement	Kauai
287	Needed common areas	Our ancestors designed villages so that every part had a purpose	Kauai

	A	B	C
1	Topic	Comment	Meeting
288	Needed common areas	Q: is it worthwhile to have common areas? Do people use? Is it worth it for the assessments we would have to pay?	Kauai
289	Needed common areas	Sidewalks, fencing--can add costs to upkeep; we can keep it super simple and cost effective or it can be more extravagant; depends on what the community wants	Kauai
290	Needed common areas	Also maintenance? Community members might have to supplement--do the work	Kauai
291	Needed common areas	Rent out space to others but consider liability issues with this model	Kauai
292	Needed common areas	Park	Puakukalo, Maui
293	Needed common areas	Tree trimming for sidewalks (would like to have voice in what trees are planted)	Puakukalo, Maui
294	Needed common areas	Community centers (but not saddled on lessees) so maybe separate from common areas	Puakukalo, Maui
295	Needed common areas	Abandoned vehicles (county) removal	Puakukalo, Maui
296	Needed common areas	Money should be focused on common good of community programs, etc. Not always physical space. All our money goes to paying insurance on these small strips of grass	Puakukalo, Maui
297	Needed common areas	Waiehu Kou 1, 2, 3, 4--no community centers; no place for kids to run and play; they have to run in bushes and road. We need recreation area for kids.	Puakukalo, Maui
298	Needed common areas	Q: who owns land between 3 and 4, Kope Gulch? Can we acquire for community center? For playground? Maybe otherside of the highway? No building because would require flood insurance. What about a basketball court? A: Under FEMA, it's a 100 year flood zone. Liability for that would be on HHL trust. When we had to develop the area, high water mark and Federal requirements..if it gets blocked, water could flood Waiehu Kou 3. We were trying to make it pono with a process for folks to ask DHHL to use it but with proposal and would hold harmless clause and have insurance.	Puakukalo, Maui
299	Needed common areas	Q: what about in front of Waiehu Kou 2? A: drainage area; DHHL looked at filling it up and building more houses but iwi are all around the area and it's needed as a retention basin	Puakukalo, Maui
300	Needed common areas	Something needs to be done with heavy rains, it gets crazy. There has to be consideration re: drainage	Puakukalo, Maui
301	Needed common areas	Q: what about a training center--skills training for community?	Puakukalo, Maui
302	Needed common areas	In our community, people who use the facility pay	Puakukalo, Maui
303	Needed common areas	Parks--viable area, not flood zone. There should always be land for parks	Puakukalo, Maui

	A	B	C
1	Topic	Comment	Meeting
304	Needed common areas	Note: I don't think DHHL should make DCCR communities because it isn't culturally appropriate. We are all individuals, it is difficult to apply general rules to everyone.	Puakukalo, Maui
305	Needed common areas	Community should get to decide it's own rules.	Puakukalo, Maui
306	Needed common areas	Community center should be up to the community. There are grants available.	Puakukalo, Maui
307	Needed common areas	Area for parking. Fees would be covered by monthly assessment (administered by association)	Puakukalo, Maui
308	Needed common areas	Incorporating Hawaiian values--activities--an area where we can meet to do these things. (cultural practices have been changing over time)	Kapolei
309	Needed common areas	Sidewalks (whose kuleana are they? DHHL?)	Kapolei
310	Needed common areas	Green area and trees	Kapolei
311	Needed common areas	Community garden to grow kalo--also where people could unite, meet, for keiki to connect to aina	Kapolei
312	Needed common areas	Park for kids to come together	Kapolei
313	Needed common areas	Community imu	Kapolei
314	Needed common areas	Strong leadership--in context of community--what works best	Kapolei
315	Needed common areas	Having a park for the kids	Kapolei
316	Needed common areas	Community center and office for association--and come together for meetings and classes	Kapolei
317	Needed common areas	Only lessees should be able to comment--other perspective is sometimes spouse who should have a say since they're paying...but can't vote	Kapolei
318	Needed common areas	Neighborhood policing	Kapolei
319	Other	Multi-family homes is a slippery slope...it may lead to being the only thing offered-not the original intent of the trust	Kauai
320	Other	The more options there are, the more requirements on the lessee who might want simple property to grow kalo, etc., like original intent. Ag award not done on Kauai in 30 years. Why? A: If you're on the residential list, you'll get those offers. Our Chairman is working on ag awards, subsistence ag; 3 acre lots, starting in Honoumuli on Hawaii Island	Kauai
321	Other	Q: why pilot program? Why not on Kauai already? A: we have land on Hawaii Island. Don't have staff capacity currently.	Kauai
322	Other	Q: Kalawahine case, 207.5 controls. A: different interpretations of sections of the HHCA	Kauai

	A	B	C
1	Topic	Comment	Meeting
323	Other	Can we get DHHL to buy-out the telephone company? We have junk phone service right now.	Puakukalo, Maui
324	Other	Develop training curriculum so that lessees can become property managers	Puakukalo, Maui
325	Other	Q: What are the reserve sections in rules? A: Reserve sections can be used to add new sections in the future. Basically, if it turns out later that we forgot something or circumstances require something totally new, we can use the reserve sections to amend and add the new stuff.	Puakukalo, Maui
326	Other	Don't do DCCR's - don't like.	Keaukaha, Hilo
327	Other	Need examples- a model of what DCCR's look like. We don't know enough to say.	Keaukaha, Hilo
328	Other	Don't like accepting DCCR communities (apples) just to keep surrounding property values high.	Keaukaha, Hilo
329	Other	Not starting at the beginning- why are we talking about something that shouldn't have been allowed to happen.	Keaukaha, Hilo
330	Other	Applies to other types of leases with larger lots?	Keaukaha, Hilo
331	Other	It's an insult.	Keaukaha, Hilo
332	Other	DHHL should provide families with financial challenges with help - someone from the office to help. (101 Financial)	Keaukaha, Hilo
333	Other	Where is the money from the shopping centers? We should all have nice homes? Our houses are falling down. Arizona houses. DHHL not helping us.	Keaukaha, Hilo
334	Other	Where's the money for Panaewa + Keaukaha?	Keaukaha, Hilo
335	Other	Need more self-help programs, where families help each other.	Keaukaha, Hilo
336	Other	Partner with habitat for humanity - blitz homes.	Keaukaha, Hilo
337	Other	Why is revenue from Walmart etc. filtering back to build lots + homes? Infrastructure?	Keaukaha, Hilo
338	Other	Our families not supposed to be living in chicken coops.	Keaukaha, Hilo
339	Other	Purpose of HHCA is to rehabilitate native Hawaiians. Purpose of Act.	Keaukaha, Hilo
340	Other	Can we get copies of other communities comments?	Keaukaha, Hilo
341	Other	Kuleana fits the concept of 'Aina Ho'opulapula- lots of wait listers out there- need to help.	Keaukaha, Hilo
342	Other	Put powerpoint on website.	Keaukaha, Hilo

	A	B	C
1	Topic	Comment	Meeting
343	Other	Clarify what is acquired vs. created. It refers to how the land parcel was acquired and the DCCRs established.	Kona
344	Other	Would like to know how many units DHHL actually has/can turn around and in what timeframe? Really	Honolulu
345	Other	Can someone grow and or use pakalolo on lot (for medical reasons)? Answer: Special circumstances re: medical marijuana	Honolulu
346	Other	What will you learn from (SDU) pilot? Do with information found/learned? A: need rules first--will try to work out kinks	Molokai
347		Q: You're working on administrative rules and we're recipients of the Act, when we give information, will it lead to actual changes? A: Yes. Each round of rulemaking we've done, we've made changes based on beneficiary input. It is a balance tho, between beneficiary input and what DHHL has to factor in as a matter of law and policy. For example, we did consultation for water rules last year and we asked beneficiaries if you're delinquent on paying your water bill, what should the department do other than shutting off your water. Beneficiaries on Molokai suggested making payment in ways other than cash, like with produce from their farms. The HHC agreed to try but only up to 5% of the unpaid amount can be paid through goods or services. The rule was changed because of the consultation process.	Lahaina, Maui
348		Q: When you make amendments, do we have a say, again? A: Yes, you can get involved. There's a section in the rules that describe how amendments can be submitted.	Lahaina, Maui
349		Q: Other meetings sometimes they come with decisions already made; they're only there because it's required by law. Is this like that? A: No. We <u>want</u> to take your input and actually do something with it.	Lahaina, Maui
350		Q: Leialii is an "apple"/DHHL acquired DCCR. Because Kalawahine lawsuit took so long, DHHL hasn't helped us. Is the department willing to help us in court cases with folks who aren't paying dues? A: Once the rules are in place, DHHL will be able to help enforce the CCRs but we can't help the DCCR communities until the administrative rules are in place	Lahaina, Maui
351		Q: Will you help with the financial part--the court cases, etc.? A: The draft rules say the association must try to collect first but after that process, the association can come to DHHL for help	Lahaina, Maui
352		Q: So you're saying there weren't any rules in place before? That's absurd! A: Correct--there were no administrative rules for DCCRs because there were two interpretations of how to implement sections in the Act related to housing development. Kalawahine clarified those questions.	Lahaina, Maui

	A	B	C
1	Topic	Comment	Meeting
353		Where do you come in? We need the help, financial help and enforcement help, and back up! We don't control the leases. But we have to take legal action and we have to foot the bill. We can only go so far. We don't want to have to do this.	Lahaina, Maui
354		You should have someone from Hawaiian Homes come out every few months and check on conditions of homes and yards. That would help.	Lahaina, Maui
355		Before, we had no input. We were just told what to do. It is good to have this opportunity now, but how long do we have to wait for help? A: Princess Kahanu was first DCCR community. The department instituted because it seemed like a good idea at the time to increase the value of the homes and community. It is helpful to hear now what wasn't done right so we can address it.	Lahaina, Maui
356		Q: Why do we need an association? A: To help make sure the rules are adhered to	Lahaina, Maui
357		Hawaiian Homes is not doing its duty to support beneficiaries. You just make it and drop us.	Lahaina, Maui
358		Create a special department to make loans to us. We don't qualify at outside institutions	Lahaina, Maui
359		Your DCCRs are not made for the Hawaiian people. It's for the people living around us. Not in alignment with our values. You're looking at expanding and putting in particular neighborhoods. You can't tell us you're doing it for the Hawaiians; it's not increasing the property value for us. Our houses are depreciating.	Lahaina, Maui
360		The rules aren't made for the people who are going to occupy the property. A: You can amend the DCCRs and should amend them to make sense for your community's needs.	Lahaina, Maui
361		When we got our leases, the book with rules was there but many people never opened it. It's those folks' fault for not reading but maybe they can't read as well. We need to help them understand.	Lahaina, Maui
362		What you need is to provide money. HHL doesn't have anything. You're putting in all these subdivisions but many people are not going to live there. They would go the bushes. You have to think as the department how to build in those areas and make communities where these people want to live. What do <u>we</u> really know about design guidelines? No HRS that says HHL have to get regulations from the county (e.g., electricity--why not do your own power on your own lands)	Lahaina, Maui
363		The designs of these houses are terrible. E.g., garage is bigger than the living room. Who designed these?	Lahaina, Maui
364		Leialii--they squished houses on the lots	Lahaina, Maui
365		There's a real problem. It took Hawaiians to sue the state to get even the \$1 HHL has. Not enough. No wonder you can't help. We need to get more money from ceded lands.	Lahaina, Maui

	A	B	C
1	Topic	Comment	Meeting
366		Q: Why do we need an association? A: You're a planned community. C: I didn't know we were a planned community. You're forcing us to follow a lot of rules. A: Association is a powerful tool--you can work to change DCCRs	Lahaina, Maui
367		Park for the children. Can DHHL get it from the state--work together to get an exchange of land.	Lahaina, Maui
368		With Hawaiian Homes, there's no choice. What if I don't want to be in a planned community? Planned communities have gates, this is an "American style" thing.	Lahaina, Maui
369		Number of people at meetings is dwindling over time. We're aging. We don't want our grandchildren to inherit all these problems, e.g., what are we paying for perimeter wall? Shouldn't be lessees, should be DHHLs	Lahaina, Maui
370		If there was no association, would DHHL take care? No, they wouldn't do anything. When people don't pay, we put a lien on them. They shouldn't be kicked out; we're not kicking them out. I don't need an association; I don't need someone telling me how to live.	Lahaina, Maui

	A	B	C
1	Topic	Comment	Meeting
2	Housing Options & Affordability	My siblings live with me. I have good credit. They do not.	Honolulu
3	Housing Options & Affordability	Issue for lots of families is that they do not qualify for mortgage. Rent-to-own good solution.	Honolulu
4	Housing options & affordability	"Piggy-back" Palolo Valley 1970 Program, if you paid rent, state would provide extra to family so they can move up to another house.	Honolulu
5	Housing Options & Affordability	Why doesn't DHHL give out loans at lower interest? 3%	Honolulu
6	Housing options & affordability	Rent-to-own Maluohai model is good.	Honolulu
7	Housing options & affordability	Multi-family units would keep it more affordable.	Honolulu
8	Housing options & affordability	Rent-to-own model is good. Do that more.	Honolulu
9	Housing Options & Affordability	Do more rent-to-own on Oahu. Jobs are here.	Honolulu
10	Housing options & affordability	I was a renter and lucky to get turn key house. It was a struggle but I got to understand the federal government rules and it worked for us at Hoolimalima	Kapolei
11	Housing options & affordability	Financial advising. Kupuna can't afford to get house but they're still on the waiting list so a small house can be an option	Kapolei
12	Housing options & affordability	DHHL give financial help to buy a home	Kapolei
13	Housing options & affordability	Building close to rail, kupuna can give up cars and visit family	Kapolei
14	Housing options & affordability	Is there a height restriction along the rail?	Kapolei
15	Housing options & affordability	Is more land available to get a lot? Option to get a bigger lot	Kapolei
16	Housing options & affordability	Rapid changes have taken place. I'm from Nanakuli and the beauty of the place has changed from when I was a child	Kapolei
17	Housing options & affordability	Is there a vision of rehabilitated state? Have a conversation with beneficiaries about vision of rehabilitation	Kapolei
18	Housing options & affordability	Not paying for infrastructure, return to DHHL instead of selling and making profits. It should go to next one on the list.	Kapolei
19	Housing options & affordability	Tiny homes	Kapolei
20	Housing options & affordability	Why does it have to be SDU, why not tiny homes?	Kapolei
21	Housing options & affordability	Has DHHL ever considered pre-fabricated houses?	Kapolei

	A	B	C
1	Topic	Comment	Meeting
22	Housing options & affordability	DHHL should purchase existing buildings and renovate for beneficiares	Kapolei
23	Housing options & affordability	Compare to cost of preparing structure. DHHL might purchase. There are a lot of buildings out there	Kapolei
24	Housing options & affordability	RV's, trailers with nice parts to consider that. Like a trailer park. Affordable cost.	Kapolei
25	Housing options & affordability	Ownership, condo style to buy in (design) people can buy in	Kapolei
26	Housing options & affordability	I want to be able to buy fee simple, what can DHHL do? Oahu has least amount of land. Look at DHHL to help applicants to get into a home that's affordable	Kapolei
27	Housing options & affordability	Would that mean I would get off the DHHL waiting list?	Kapolei
28	Housing options & affordability	Don't go with tiny homes, it's not acceptable. DHHL has land, should have homes	Kapolei
29	Housing options & affordability	All individual choice, there should be options to housing by beneficiary choice	Kapolei
30	Housing options & affordability	An option should be a house that's affordable	Kapolei
31	Housing options & affordability	Should not just be restricted to DHHL. Homestead associations that are 501(c)(3)s and housing authorities, we should have best interests of community in mind. We can do it for less. We can bring the products to people in an affordable way. Need to allow us to sit at the table and help. You're taking too long.	Kauai
32	Housing options & affordability	We have products that plenty people would appreciate but we can't even talk about it. Instead of saying "should <u>DHHL</u> ," can we say "Should DHHL and native Hawaiian organizations and authorities and NPOs together do multi-family housing?"	Kauai
33	Housing options & affordability	Q: Kupuna housing--why didn't it work? 15 years	Kauai
34	Housing options & affordability	Q: How does this idea fit in with HHCA-99 year leases at the rate of \$1? A 99 year lease on an apartment? A: Not quite as simple with multi-family units. DHHL has to consider how it would work. Some folks do want condo/apartment options. Younger folks.	Kauai
35	Housing options & affordability	\$212,000 mortgage in Keaukaha- all built by student and other free labor. How is that? (Answer: Davis bacon nothing to do with us)	Keaukaha, Hilo
36	Housing options & affordability	Affordable what you're able to pay	Keaukaha, Hilo
37	Housing options & affordability	DHHL supplement kupuna, it would help.	Keaukaha, Hilo

	A	B	C
1	Topic	Comment	Meeting
38	Housing options & affordability	Why didn't DHHL step in and help us? In order to have Hawaiian home lands you have to have lots of money. Self help/no interest rate/no down payment/ see never awarded that.	Keaukaha, Hilo
39	Housing options & affordability	Rent to own was success in Kapolei?	Keaukaha, Hilo
40	Housing options & affordability	How was the credit in Kapolei, single family? A: Has been successful. A: 85 families converted after 15 years. Took time and why DHHL did it. Lots of families couldn't do it. Learning process renters differ prospective than owner.	Kona
41	Housing Options & Affordability	Location- Waimanalo project too far out.	Kona
42	Housing Options & Affordability	Transportation- Kupuna can't drive. Waimanalo project was a "BIG DOWNER."	Kona
43	Housing Options & Affordability	Whole thing needs to be revised. People need to know.	Kona
44	Housing options & affordability	Is rental parameters included?	Kona
45	Housing options & affordability	Not included and should have been verified and included prior to not after.	Kona
46	Housing options & affordability	Rent to own good idea. Like idea and village up there is waiting.	Kona
47	Housing options & affordability	Where did that take place? A: Kapolei. Lots comes down to financial stacking private developer. Negotiating with developer to make rents affordable.	Kona
48	Housing Options & Affordability	Is DHHL planning Kupuna Housing?	Kona
49	Housing Options & Affordability	Duplex housing. Good planning. Need to know. Meetings and picture wasn't what it was.	Kona
50	Housing Options & Affordability	10741 Rental Housing offer?	Kona
51	Housing options & affordability	Hawaiian-owned companies should bid for these jobs. Create job opportunities for them to bid	Lahaina, Maui
52	Housing options & affordability	Financing, monies have to come from our own, not borrow from outside	Lahaina, Maui
53	Housing options & affordability	Based on income for kupuna housing	Lahaina, Maui
54	Housing options & affordability	DHHL moving at a snail's pace, it's frustrating. DHHL should have built 2,000 houses	Lahaina, Maui
55	Housing options & affordability	Follow the lease who qualifies and educate those on the list to buy a house	Molokai
56	Housing options & affordability	Rent towards homeownership	Molokai
57	Housing options & affordability	Should be subsidized. Ex: Kalae USDA rents around \$100, that's good	Molokai

	A	B	C
1	Topic	Comment	Meeting
58	Housing options & affordability	Kupuna move into housing has to give up and succeed to children	Molokai
59	Housing options & affordability	Senior center kupuna apartments during Gov Cayetano's administration	Molokai
60	Housing options & affordability	Q: does DHHL have rules for selling their homes? Because how will multi-family be treated?	Molokai
61	Housing options & affordability	Administrative rules: put in that you cannot transfer lease and keep unit affordable even in transfers	Molokai
62	Housing options & affordability	Rule by DHHL purchase house but cannot sell for a certain number of years	Molokai
63	Housing options & affordability	Multi-family: older children lives with can take advantage to pass to children	Molokai
64	Housing options & affordability	I like rent to own	Molokai
65	Housing options & affordability	Rental: first priority should be the Hawaiians	Molokai
66	Housing options & affordability	Keeping things affordable as it affects the affordability	Molokai
67	Housing options & affordability	Waitlist should be a priority for every list--first priority	Molokai
68	Housing options & affordability	One on list should be able to get first	Molokai
69	Housing options & affordability	Target the waitlist	Molokai
70	Housing options & affordability	Rent-50% on the list then 25% next (grandchildren) <u>AGREE</u>	Molokai
71	Housing options & affordability	What happened to the self-help program? Owner builder?	Paukukalo, Maui
72	Housing options & affordability	Train homesteaders	Paukukalo, Maui
73	Housing options & affordability	Vertical, who can afford that? Public-private partnership; look at community development corporation	Paukukalo, Maui
74	Housing options & affordability	"Big houses" is that what we're going to be? DCCR should come into "big houses" Families with kupuna at home with medical assistance	Paukukalo, Maui
75	Housing options & affordability	Fill up vacant lots	Paukukalo, Maui
76	Housing options & affordability	Qualifying for DHHL incubation center to prepare	Paukukalo, Maui
77	Housing options & affordability	Banks not financing on DHHL; in house with stipulations	Paukukalo, Maui
78	Housing options & affordability	DHHL should develop their own financing	Paukukalo, Maui
79	Housing options & affordability	Get legislature	Paukukalo, Maui

	A	B	C
1	Topic	Comment	Meeting
80	Housing options & affordability	HUD guidelines do not work; DHHL should have its own	Paukukalo, Maui
81	Housing options & affordability	Training along lines of assisted purchase properties to expand inventory	Paukukalo, Maui
82	Housing options & affordability	DHHL options: money making--why don't we generate income to get native Hawaiians on the land	Paukukalo, Maui
83	Housing options & affordability	Affordable housing doesn't work on Maui	Paukukalo, Maui
84	Housing options & affordability	Is DHHL going to open Waiehu Kou IV? Do we have any more land?	Paukukalo, Maui
85	Housing options & affordability	DHHL has to acquire more land	Paukukalo, Maui
86	Housing options & affordability	Take that mac nut farm and do something with it--PURCHASE	Paukukalo, Maui
87	Housing options & affordability	Where is program for Big Island and Oahu?	Paukukalo, Maui
88	Housing options & affordability	DHHL offers three times, no responses, placed of deferred list	Paukukalo, Maui
89	Housing options & affordability	Called Oahu DHHL for change for Kihei, on list for a long time, no address change, house built in 1968, number was up there.	Paukukalo, Maui
90	Housing options & affordability	You can put storage on agriculture lots	Paukukalo, Maui
91	Housing options & affordability	Do organic farm then sue them after...sorry	Paukukalo, Maui
92	Housing options & affordability	Need community center	Paukukalo, Maui
93	Housing options & affordability	We need water, see if we can take that back	Paukukalo, Maui
94	Housing options & affordability	Should not supercede Royal Order	Paukukalo, Maui
95	Housing options & affordability	Drill our own well for water	Paukukalo, Maui
96	Housing options & affordability	Allow other types of construction: tiny homes; container; 3D print--super affordable; pre-fab--50% up for materials	Paukukalo, Maui
97	Housing options & affordability	Cost of containers: 12x20 size; 12x40 size	Paukukalo, Maui
98	Housing options & affordability	--DHHL purchase existing houses --Need more "kupuna housing" include medical assisted --Improvement to existing houses of kupunas like mow yards, ADA access, assist homestead associations, DHHL to help ADA compliance	Paukukalo, Maui
99	Housing options & affordability	Put on house lot, don't want "ghetto"	Paukukalo, Maui

	A	B	C
1	Topic	Comment	Meeting
100	Housing options & affordability	Build townhouses for families they are beautiful	Paukukalo, Maui
101	Housing options & affordability	Using DHHL, stick to mandate for our people first. Pre-rental and pre-ownership financial literacy	Paukukalo, Maui
102	Housing options & affordability	Go down the list first	Paukukalo, Maui
103	Housing options and affordability	Yes, should be able to lease, beneficial for financing a house on a lot because could help the family with equity. Smaller home, become lessee, and it's a benefit to them	Kapolei
104	Housing options and affordability	DHHL can't do any equity on their home	Kapolei
105	Housing options and affordability	Can people give a cultural thing in exchange for rent? Or students give back; give free rent during their studies like a free voucher	Kapolei
106	Housing options and affordability	What was Waimanalo experience?	Kapolei
107	Housing options and affordability	Disagree with getting lease and turning around and selling. It's a privilege. Should not be buying and selling, buying and selling.	Kapolei
108	Housing options and affordability	Should have a 10-15 year period before you can sell.	Kapolei
109	Housing options and affordability	Buying lots to profit and using it to live on aina.	Kapolei
110	Management company	Issues within development should be managed by those living in it and oversight by DHHL, with capacity	Kapolei
111	Management company	If multi-family is built, who is responsible for that complex?	Kapolei
112	Management company	Is DHHL going to maintain multi-family complex? Is it lessee or renter?	Kapolei
113	Management company	Company that has compassion and cares "better one now"	Kapolei
114	Management company	Who's going to manage it	Kapolei
115	Management company	Look for beneficiary owned management company. We have 15 years to build capacity and instill in communities	Kapolei
116	Management company	Cultural accordance, preserve the culture	Kapolei
117	Management company	DHHL should have their own property management company	Kapolei
118	Management company	Keep management company honest and engaged with company	Kapolei
119	Management company	Why can't DHHL manage their own instead of paying a management company?	Kapolei
120	Management company	Is the department going after federal monies?	Kapolei
121	Management company	Is DHHL going after tax credits?	Kapolei
122	Management company	--not as an agency Years of experience	Kapolei

	A	B	C
1	Topic	Comment	Meeting
123	Management company	Q: what if neighborhood association becomes landlord vs DHHL? Is this an option or is lease just for individuals? Can DHHL lease to NH beneficiary organization who can then be landlord? How would buildings get built? Grants/tax credits?	Kauai
124	Management company	Don't get anyone from the mainland. From island where land is.	Kauai
125	Management company	Q: If DHHL is landlord, doesn't it have to follow existing rules? A: Nanakuli housing example; DHHL controls land, someone else manages	Kauai
126	Management Company	No support. Farm out to beneficiary management.	Keaukaha, Hilo
127	Management Company	Not Native Hawaiian should be native Hawaiian	Keaukaha, Hilo
128	Management company	Habitat for humanities.	Keaukaha, Hilo
129	Management Company	Work state/DHHL the get money.	Keaukaha, Hilo
130	Management Company	DHHL should do it.	Keaukaha, Hilo
131	Management company	No, why hire outside?	Keaukaha, Hilo
132	Management Company	Is there evaluation of management company? What is the criteria for selecting.	Keaukaha, Hilo
133	Management Company	You get 2 landlords, but just adding another layer. Have management- other kick them out.	Keaukaha, Hilo
134	Management company	Culturally sensitive; no collusion or political	Molokai
135	Management company	Create jobs	Molokai
136	Management company	People skills to manage and accounting skills, capability, and ALOHA, and compassion	Molokai
137	Management company	Be Hawaiian and compatible	Molokai
138	Management company	Concept of Native Hawaiian managing and in good standing	Molokai
139	Management company	DHHL creates their own management company	Molokai
140	Management company	DHHL to hire and set the rules for management company to follow	Molokai
141	Management company	Show genealogy	Molokai
142	Management company	Handle overall management	Molokai
143	Management company	Laws not good on our Hawaiian people	Molokai
144	Management company	NO EDITING	Molokai
145	Management company	Consider community/recreational area to congregate	Molokai
146	Management company	Association buffers with management company	Paukukalo, Maui
147	Management company	Rentals should be association and more supportive	Paukukalo, Maui
148	Management company	Hawaiians should do the management	Paukukalo, Maui
149	Management company	Waiehu Kou II handles common area fronting homes (Commercial Property does Waiehu Kou)	Paukukalo, Maui
150	Management company	Helps along line of native values	Paukukalo, Maui
151	Management company	Why would DHHL hire a management company?	Paukukalo, Maui

	A	B	C
1	Topic	Comment	Meeting
152	Management company	Enough finances and a license to do it	Paukukalo, Maui
153	Management company	Bid for property management	Paukukalo, Maui
154	Management company	Coordinate with DHHL for support on homestead issues	Paukukalo, Maui
155	Management company	Broken sprinkler charges to homeowner	Paukukalo, Maui
156	Management company	Striping roads	Paukukalo, Maui
157	Management company	Speed bumps	Paukukalo, Maui
158	Management company	Mowing common areas	Paukukalo, Maui
159	Management company	Went after DHHL for vacant lots lack of maintenance	Paukukalo, Maui
160	Management Company Criteria	Management company should work alongside associations.	Honolulu
161	Management Company Criteria	Hawaiian-owned company- prioritize.	Honolulu
162	Management Company Criteria	Be respectful of tenants. Treat tenants well. There is stigma of low-income, they need to treat with respect.	Honolulu
163	Management Company Criteria	Understand responsibilities of homestead trust operation. Should understand DHHL purpose.	Honolulu
164	Management Company Criteria	A reputable company. Sensitivity to Hawaiian culture.	Honolulu
165	Management Company Criteria	Would be nice if native Hawaiian owned, but don't know if that exist. Should at least have cultural sensitivity.	Honolulu
166	Management Company Criteria	Cultural aspect should come from DHHL.	Honolulu
167	Management Company Criteria	Should be professional.	Honolulu
168	Management Company Criteria	Enforcement should come from outside community. Neighbor shouldn't enforce on neighbor.	Honolulu
169	Management Company Criteria	Experts that understand home loans.	Honolulu
170	Management Company Criteria	People that work with the community, good relationship with the community. Property management should answer to the board of community.	Honolulu
171	Management Company Criteria	Management company should have experience in affordable housing management in Hawaii.	Honolulu
172	Management Company Criteria	Has to be some kind of cultural awareness.	Kona
173	Management Company Criteria	Hawaiians need to take care of each other. Got to be local in heart.	Kona

	A	B	C
1	Topic	Comment	Meeting
174	Management Company Criteria	Who should be responsible?	Kona
175	Management Company Criteria	Address people's needs and move faster than molasses on a cold day.	Kona
176	Other	In Waimanalo, we talked to our council member to address parking issue.	Honolulu
177	Other	Why not develop in Hau'ula Ko'olau Loa? DHHL no lands there.	Honolulu
178	Other	If kupuna wanted to move to kupuna housing how to transfer home lease to kids?	Honolulu
179	Other	1/32 quantum going to be less than that	Kapolei
180	Other	All these meetings, this last one, do we get a follow up meeting?	Kapolei
181	Other	Get a better room and sound system, it's hard to hear, so we don't fight. On these administrative rules, is there a follow up meeting	Kapolei
182	Other	I don't have a computer, how do I get palapala?	Kapolei
183	Other	What is the experience of Waimanalo's multi-family? I would like to hear lessons learned	Kapolei
184	Other	Coming up with rules is so stringent	Kapolei
185	Other	Could you bring Waimanalo feedback to us at Kapolei	Kapolei
186	Other	If the term is 15 years, what if you want to do it in 10 years?	Kapolei
187	Other	Where are we looking possibly doing this? Would it be when the rules are done that I can come in and get a permit?	Kapolei
188	Other	Are we in the process of promulgating these rules?	Kapolei
189	Other	Need land in Kauai, too. Not only Honoumuli	Kauai
190	Other	Rehabilitation process- how does it affect my children?	Keaukaha, Hilo
191	Other	Where is DHHL monies going? Got plenty of land.	Keaukaha, Hilo
192	Other	To finance, is money coming from DHHL selling land?	Keaukaha, Hilo
193	Other	Nanakuli 2nd road how are they doing?	Keaukaha, Hilo
194	Other	Does DHHL have land near resort? Lands close to the jobs.	Keaukaha, Hilo
195	Other	What is awarded that?	Keaukaha, Hilo
196	Other	For each of the lots what island is awarded that.	Keaukaha, Hilo
197	Other	Build your own house. Owner builder. Start with studio. Get them on the land. Kit minimum order 25. Homes can withstand 165 miles land.	Keaukaha, Hilo
198	Other	Nice if agency to define what's good for its people. Not HUD standards.	Keaukaha, Hilo
199	Other	DHHL does 50% below & tracked by DHHL, Fed funding does come into play.	Keaukaha, Hilo
200	Other	201 says who you are on land. 50% successors on the land. Don't fiddle with the act.	Keaukaha, Hilo
201	Other	I agree (to comment above).	Keaukaha, Hilo

	A	B	C
1	Topic	Comment	Meeting
202	Other	Why do they need us? Why didn't you do rules? Can we make rules?	Keaukaha, Hilo
203	Other	Why should we be paying? Give the people free. We deserve free and give us free. Not small kind old timer. Houses from Arizona. Fix first they need help.	Keaukaha, Hilo
204	Other	Ground zero I have not.	Keaukaha, Hilo
205	Other	What is DHHL doing? Was 21 on list now 59. Have one child serving in marines. I'm 75%, have not. You guys too slow. More money. More staff.	Keaukaha, Hilo
206	Other	Still on waiting list. 38 years, come on, we waiting.	Keaukaha, Hilo
207	Other	Like to know when you going to come with answers. Work with judiciary. More rules.	Keaukaha, Hilo
208	Other	Don't make rules so hard/stiff.	Keaukaha, Hilo
209	Other	DHHL has to look at ways to make money. Get around legislative rules, make money, Big Money	Lahaina, Maui
210	Other	The state controls us too much	Lahaina, Maui
211	Other	Newsletter on status statewide to beneficiaries/waitlist applicants	Molokai
212	Other	Who boards up the houses? A: DHHL enforcement or Sheriff's	Paukukalo, Maui
213	Other	Vacant lot, who can get and what is the process? Where are lands?	Paukukalo, Maui
214	Other	Is it possible on DHHL lands: 20 capable Hawaiians approach land use authority and use eminent domain for Waiehu private lands. Have a coop partner, authority of native Hawaiian beneficiaries, a community development entity.	Paukukalo, Maui
215	Other	Undivided interest? Infrastructure needed for residential--water, sewage, lights, roads are expensive	Paukukalo, Maui
216	Other	Keokea, Waiohuli--advance notice; DHHL needs to address timeline, 1 year	Paukukalo, Maui
217	Other	Need to have DHHL enforce the rules	Paukukalo, Maui
218	Property management	Management company should be from island, as opposed to the mainland. Different kind of concepts, understandings, culture. Should be offered to Hawaiians.	Lahaina, Maui
219	Property management	Work from within, get some people who are skilled at property management	Lahaina, Maui
220	To do or not to do	Don't want it to be like another KPT Hawaiians can't live like that.	Honolulu
221	To do or not to do	Papakolea Regional Plan wanted to incorporate bowl-a-drome. Bowl-a-drome should have community benefit to Papakolea.	Honolulu
222	To do or not to do	There are people renting in Kalawaihine, causing parking problem. Too many cars.	Honolulu

	A	B	C
1	Topic	Comment	Meeting
223	To do or not to do	Papakolea parking problem. Multi-family would contribute to the areas parking problem.	Honolulu
224	To do or not to do	Are you looking at developments like KPT? That would be scary.	Honolulu
225	To do or not to do	Condominium by Stadium Bowl.	Honolulu
226	To do or not to do	Design multifamily so not boxy.	Honolulu
227	To do or not to do	Development of multi-family should meet characteristic of the area.	Honolulu
228	To do or not to do	What kind of fees in multi-family? That should determine whether lease or rental.	Honolulu
229	To do or not to do	All the jobs are in town.	Honolulu
230	To do or not to do	Use good quality material, more expensive but if it's going to be 99 year lease. Worth it.	Honolulu
231	To do or not to do	We went to DHHL meeting on bowl-a-drome.	Honolulu
232	To do or not to do	Is there one in Kapolei? Answer: DHHL did two projects, rent to own Kupuna housing (Waimanalo).	Honolulu
233	To do or not to do	Would description of multifamily be statewide or region specific? Rules could allow for individual region.	Honolulu
234	To do or not to do	How long for kupuna housing in Papakolea? PCDC has disposition for HHL in Papakolea looking at kupuna housing.	Honolulu
235	To do or not to do	Where has DHHL done multi-family? Answer: Kapolei & Waimanalo.	Honolulu
236	To do or not to do	Would homestead lease in multi-family be same? Answer: Yes, 99 year lease. Allows you to transfer to family.	Honolulu
237	To do or not to do	For condominiums, how many units? Answer: That would be project specific.	Honolulu
238	To do or not to do	Where would development be for multi-family? Answer: We would need to do more studies.	Honolulu
239	To do or not to do	Is condo or 2 story shared unit multi family? Answer: Yes.	Honolulu
240	To do or not to do	What is minimum unit? Answer: HUD = 4 or more.	Honolulu
241	To do or not to do	In rent to own, can you pass on to successor if still renting. Answer: No.	Honolulu
242	To do or not to do	Example of rent-to-own? Answer: Kapolei Maluohai.	Honolulu
243	To do or not to do	What was the percentage of successful conversion. Answer: Don't know.	Honolulu
244	To do or not to do	How many lands would be taken away from single family? Answer: Wouldn't be competing.	Honolulu
245	To do or not to do	How do we get as many units to address wait list?	Honolulu
246	To do or not to do	How do you address fee for common areas? Water, grass etc.	Honolulu
247	To do or not to do	In multi-family, should it be homestead lease or rental? Answer: Could be like the symphony condominium. Low income on portion.	Honolulu
248	To do or not to do	Would it be for all beneficiaries?	Honolulu

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1	Topic	Comment	Meeting
249	To do or not to do	Do we have DHHL in Kaka'ako? Answer: No.	Honolulu
250	To do or not to do	Where in town is DHHL land? Bowl-a-drome.	Honolulu
251	To do or not to do	I like the idea in general.	Honolulu
252	To do or not to do	Address need for younger beneficiaries provide options for them.	Honolulu
253	To do or not to do	Supportive of multi-family housing (group sentiment).	Honolulu
254	To do or not to do	I would allow both rental & homestead lease.	Honolulu
255	To do or not to do	Discourage of renting	Kapolei
256	To do or not to do	Affordability is important	Kapolei
257	To do or not to do	They had \$600M	Kapolei
258	To do or not to do	Don't want to do pilot project	Kapolei
259	To do or not to do	Important to consider before rentals approved	Kapolei
260	To do or not to do	Cost \$500,000 + to build a complex, maybe drop the price so it's affordable. Affordable is \$250,000?	Kapolei
261	To do or not to do	Rules and security, don't want another Kuhio Prince Tower	Kapolei
262	To do or not to do	Make maintenance fees low and people can afford. Put plans in now.	Kapolei
263	To do or not to do	DHHL needs revenue and people pay rent outside, why not rent to them?	Kapolei
264	To do or not to do	Maluohai all single family homes	Kapolei
265	To do or not to do	Would it be a lease?	Kapolei
266	To do or not to do	Will it be DCCR?	Kapolei
267	To do or not to do	How is project in Nanakuli doing so far?	Kapolei
268	To do or not to do	What are we talking about "affordable"?	Kapolei
269	To do or not to do	Does rental take them off the list?	Kapolei
270	To do or not to do	Would rental fees be a set fee?	Kapolei
271	To do or not to do	How about tiny homes?	Kapolei
272	To do or not to do	When you say "renters" who are you referring to?	Kapolei
273	To do or not to do	Why DHHL can't get property and build rentals?	Kapolei
274	To do or not to do	Why doesn't DHHL do more rent to own?	Kapolei
275	To do or not to do	How DHHL get legal authority?	Kapolei
276	To do or not to do	Does DHHL have an understanding, vision, and state Hawaiians are in?	Kapolei
277	To do or not to do	Great idea. Lots of homeless. Engaging in some kind of home for them to rent to 50% Hawaiians	Kapolei
278	To do or not to do	Support multi-family homes. Ulu Ke Kukui project turn to condos or multi-purpose homes. Has to be for Hawaiians 50% quantum or more on the list. Affordable living quarters	Kapolei
279	To do or not to do	Want them to have a place to live	Kapolei
280	To do or not to do	Agree with multi-family complex of units like rent 10-15 years	Kapolei
281	To do or not to do	I agree it's like a stepping stone; multi-family is a good stepping stone	Kapolei
282	To do or not to do	I like the idea	Kapolei
283	To do or not to do	It's cheaper	Kapolei

	A	B	C
1	Topic	Comment	Meeting
284	To do or not to do	It can have a lower maintenance yard	Kapolei
285	To do or not to do	Rent and offer lessees, not everybody can afford single family homes. Do both	Kapolei
286	To do or not to do	For Hawaiians, take them off the streets	Kapolei
287	To do or not to do	I agree, I like multi-family	Kapolei
288	To do or not to do	Yes, I'm for multi-family because there is so very little land on Oahu. Land exchange for places like Bowl-o-Drome	Kapolei
289	To do or not to do	Cost to move into smaller dwelling is more affordable for the yonger ones	Kapolei
290	To do or not to do	I'm in favor of rentals; leases take so much paperwork	Kapolei
291	To do or not to do	DHHL should do rent to own	Kapolei
292	To do or not to do	Make destination "home ownership." DHHL doing other options. Not every Hawaiian is going to be a homeowner. If rental that's what you're looking at (create more options)	Kapolei
293	To do or not to do	Do both rental and leases and rent to won in multi-family	Kapolei
294	To do or not to do	Great if option (rental) if something in wording if also can grow kalo or do something on the land	Kauai
295	To do or not to do	History of DHHL does not bear it out--build houses with mortgage. DHHL use most of land for that option	Kauai
296	To do or not to do	Concern that options delay the process	Kauai
297	To do or not to do	Concern: is this addressing wait-listers? Commercialization, I'm not for that. We were restricted once we had to borrow money from <u>banks</u> . Original families in Anahola didn't have to do this. If DHHL can fully go out for Fed money, start <u>giving</u> us homes/land. No one can qualify. There is the land. Don't do multi-family opportunities--go back to original options--no qualification/just <u>rehabilitation</u> --get us on land (we can go to DHHL and pay back vs. paying bank)	Kauai
298	To do or not to do	Why put them in rentals? Put them in houses. If want to build, let them build.	Kauai
299	To do or not to do	If ohana is together, got land, children got the "kala"	Kauai
300	To do or not to do	Does not pertain to us	Kauai
301	To do or not to do	in some cases, yes	Kauai
302	To do or not to do	Puts more Hawaiians in houses	Kauai
303	To do or not to do	Our family and people need houses	Kauai
304	To do or not to do	More manageable for kupuna	Kauai
305	To do or not to do	Got to have the credit, renting builds credit	Kauai
306	To do or not to do	Building well thought out and developed...security, etc.	Kauai
307	To do or not to do	Good for oahu, not us (Hilo)	Keaukaha, Hilo
308	To do or not to do	Lack of land. Bowl-o-drome.	Keaukaha, Hilo
309	To do or not to do	Rehabilitate - Live in high rise apartment/condominiums.	Keaukaha, Hilo
310	To do or not to do	Held to a standard	Keaukaha, Hilo

	A	B	C
1	Topic	Comment	Meeting
311	To do or not to do	Concern- Like kuhio park terrance/major wright housing. How does it work? (Answer: No)	Keaukaha, Hilo
312	To do or not to do	Kauhale wanted it - 2-3 lots for 7 houses went nowhere	Keaukaha, Hilo
313	To do or not to do	50-60 years. Broken promises. Same song over and over.	Keaukaha, Hilo
314	To do or not to do	FYI- Utilize Section 8 - Rent to own from state- 15 year period. Problems DCCR. Works in the above situation.	Keaukaha, Hilo
315	To do or not to do	As Hawaiians lot more deserving.	Keaukaha, Hilo
316	To do or not to do	Yes, after address issues on current properties (then this is crossed out and says "no, misleading")	Keaukaha, Hilo
317	To do or not to do	DHHL here long time, no such things.	Keaukaha, Hilo
318	To do or not to do	Big island, not for our island. Taking land and gone sell to someone else.	Keaukaha, Hilo
319	To do or not to do	Don't want multi-fmily. Give us homes.	Keaukaha, Hilo
320	To do or not to do	Misleading saying multi-family. No, not for it now.	Keaukaha, Hilo
321	To do or not to do	Is it exsclusive to DHHL beneficiaries? On ear mark residential? General lease.	Keaukaha, Hilo
322	To do or not to do	Still for Hawaiian people?	Keaukaha, Hilo
323	To do or not to do	What land you going to use for that?	Keaukaha, Hilo
324	To do or not to do	Need stats on Nanakuli Village Rentals.	Keaukaha, Hilo
325	To do or not to do	Where will multi family occur?	Keaukaha, Hilo
326	To do or not to do	Does act allow to be created? Act does not allow it.	Keaukaha, Hilo
327	To do or not to do	Isn't define the rules?	Keaukaha, Hilo
328	To do or not to do	Would you get HUD support?	Keaukaha, Hilo
329	To do or not to do	Is rules only for residential? Not pastoral.	Keaukaha, Hilo
330	To do or not to do	Multi-Family common areas- is that tacked on? Sidewalks, county garbage road.	Keaukaha, Hilo
331	To do or not to do	Where is that in Hilo?	Keaukaha, Hilo
332	To do or not to do	Why ask in the first place? Get the answer. Then bring to us.	Keaukaha, Hilo
333	To do or not to do	What are you really trying to do, move people on the list? Row home give specific time 10 years. Will you help to secure their home?	Keaukaha, Hilo
334	To do or not to do	Is it new ones you're going to build? Likes the option.	Keaukaha, Hilo
335	To do or not to do	Concern with high density and noise. Hope DHHL does not build close units. Be mindful of closeness, not helpful.	Kona
336	To do or not to do	Single home available as option. I want my home.	Kona
337	To do or not to do	Individual if DHHL rents them who maintains the building? A: Handles by design, not talking about the details.	Kona
338	To do or not to do	What would be the biggest you could make it? A: Could be 2 or 3 bedrooms. Not to create limitations.	Kona
339	To do or not to do	Would single family homes still be offered? A: HUD housing ladder, small unit. With build up other opportunitites and could transfer. Expands opportunities.	Kona

	A	B	C
1	Topic	Comment	Meeting
340	To do or not to do	Very much an idea.	Kona
341	To do or not to do	Yes good idea.	Kona
342	To do or not to do	Some families takes away from doing yard.	Kona
343	To do or not to do	No time.	Kona
344	To do or not to do	Grandma can live next door.	Kona
345	To do or not to do	Good; children can decide what they want to do or where they want to live.	Kona
346	To do or not to do	I like that DHHL is looking at more options. All options good. Good design and consideration to needs of the community. Pride.	Kona
347	To do or not to do	Good idea, go in and quality, rent money can go to mortgage now, get mortgage, and get single family home.	Kona
348	To do or not to do	Looking at children and grandchildren, multi-family is a good option. Not a ghetto type building but take pride, do it right. Not like Mayor Wright Housing. The concept is for a new generation. And can be ownership not just "housing."	Lahaina, Maui
349	To do or not to do	Cannot be just one level	Lahaina, Maui
350	To do or not to do	Sorry, can't put Hawaiians in that	Lahaina, Maui
351	To do or not to do	Looking at my children, they live in multi-family housing, they aren't yard people. You could build multi-family in our subdivisions. There could be enough land so our kids have a place to live and kupuna could be taken care of all close by in one community.	Lahaina, Maui
352	To do or not to do	This is about options for our kids and grandkids.	Lahaina, Maui
353	To do or not to do	Build all the options and we will fill them all	Lahaina, Maui
354	To do or not to do	Monies to pay for rent/Molokai multi-family housing	Molokai
355	To do or not to do	Young people can't afford, help young ones. Land available	Molokai
356	To do or not to do	DHHL consider-- --youth meet 50% qualification rarely --one point: everybody living in home and friction, agree rental is different	Molokai
357	To do or not to do	Q: kupuna housing. Mom lessee, significant other is not Hawaiian but children have, so spouse has nothing	Molokai
358	To do or not to do	Keep in spirit of what was formulated by the DHHL Act: Commission	Molokai
359	To do or not to do	Rental association and/or board should be created	Molokai
360	To do or not to do	Keep it in Hawaii and spirit of Hawaiian Home Commission	Molokai
361	To do or not to do	Can consider it due to cost of building a home	Molokai
362	To do or not to do	Keep bowling alley for income	Molokai
363	To do or not to do	Waitlist already 50%	Molokai
364	To do or not to do	Give alternative--transition from rental to house (lease award)	Molokai
365	To do or not to do	Some units affordable	Molokai

	A	B	C
1	Topic	Comment	Meeting
366	To do or not to do	Income criteria: mix income of families	Molokai
367	To do or not to do	Water is concern on Molokai #1 priority	Molokai
368	To do or not to do	Multi-family taking away true ownership rather than single ownership	Molokai
369	To do or not to do	Don't support multi-family	Molokai
370	To do or not to do	I disagree to have rental as a lease	Molokai
371	To do or not to do	Q: would it bring waitlist down? (A: no, stay on waitlist until a homestead lease is issued)	Molokai
372	To do or not to do	Support multi-family living due to homelessness: --security for children --status of Oahu Hawaiian population	Molokai
373	To do or not to do	Caregiver independence	Molokai
374	To do or not to do	Homeless. Molokai families don't have to go back on list	Molokai
375	To do or not to do	Leases and multi-family do both	Molokai
376	To do or not to do	We should do multi-family and we support	Molokai
377	To do or not to do	Rent to own can be one of the options	Molokai
378	To do or not to do	Good plan: multi-family	Molokai
379	To do or not to do	Do both multi-family and kupuna	Molokai
380	To do or not to do	Pilot project on Molokai-option to move to-do survey for Molokai	Molokai
381	To do or not to do	Affordable, kupuna are on fixed income	Molokai
382	To do or not to do	Duplex design good pilot project for Molokai	Molokai
383	To do or not to do	DHHL build in landlord tenant rules	Paukukalo, Maui
384	To do or not to do	Prioritize this. 50 lots in Leialii. Build lease homes first.	Paukukalo, Maui
385	To do or not to do	Segregate the priorities	Paukukalo, Maui
386	To do or not to do	<u>Leases always priority</u>	Paukukalo, Maui
387	To do or not to do	Who's going to build the houses, big houses? Hawaiians or outside? Use Hawaiian developers	Paukukalo, Maui
388	To do or not to do	Trailer homes, why cannot? Only houses for wealthy people	Paukukalo, Maui
389	To do or not to do	Where does land and money come from?	Paukukalo, Maui
390	To do or not to do	Rental pool--allocate priority sign up to be notified. Keep separate or a new list Options hits more people. Important not to lose place on DHHL waitlist. Inclusion and increase inventory	Paukukalo, Maui
391	To do or not to do	Project: financial qualification and risk. Do not pass applicants. Design to meet what is affordable, analysis to make ends meet	Paukukalo, Maui
392	To do or not to do	Not fair to applicants to do this	Paukukalo, Maui

	A	B	C
1	Topic	Comment	Meeting
393	To do or not to do	Group consensus: --Tiny houses --Tiny land--give me a piece of land	Paukukalo, Maui
394	To do or not to do	Is it subject to "stipulations"? Rules to adhere to?	Paukukalo, Maui
395	To do or not to do	50% native Hawaiian rental is not easy--what entry does rental have in all of this?	Paukukalo, Maui
396	To do or not to do	Do we have to follow county rules?	Paukukalo, Maui
397	To do or not to do	What do they want this agency to agree to do? Do you want to do this? Do you want to try this?	Paukukalo, Maui
398	To do or not to do	If going to offer rental, how much will it take away leases? From building lease homes?	Paukukalo, Maui
399	To do or not to do	Rentals for those who cannot afford single family house	Paukukalo, Maui
400	To do or not to do	Multi-family option. Rent to own.	Paukukalo, Maui
401	To do or not to do	Do multi-family and award lots to live in house with children.	Paukukalo, Maui
402	To do or not to do	Do a rental-only proposal	Paukukalo, Maui
403	To do or not to do	Like idea of renting multi-family units Economic arm: 6 top, 6 bottom on vacant land for homestead Revenue generating on association homestead Develop simultaneous rental and lease homes--10 vacant in every 100 Add to mix of home offerings	Paukukalo, Maui
404	To do or not to do	Yes, do multi-family, rentals, and kupuna housing	Paukukalo, Maui
405	Who should rent	Transitional housing. Make it very affordable at first, and allow to move up to housing.	Honolulu
406	Who should rent	Renting is good, keeps you on list, when you ready you can get lease.	Honolulu
407	Who should rent	Renters should be at least 25% quantum.	Honolulu
408	Who should rent	Use the same rules for other homestead beneficiaries first.	Honolulu
409	Who should rent	Follow the current rules. If there are changes to those rules, then the multi-family, rules change too.	Honolulu
410	Who should rent	Renters should be 25% - 50% Hawaiian.	Honolulu
411	Who should rent	Is DHHL looking at renting to non-Hawaiians for money? No.	Honolulu
412	Who should rent	Should be to Hawaiians first. Include rent-to-own. Good for low-income.	Honolulu
413	Who should rent	Should be at least some Hawaiian rentals.	Honolulu
414	Who should rent	If you exhaust the list and all successors then open it up to general public for income generation.	Honolulu

	A	B	C
1	Topic	Comment	Meeting
415	Who should rent	Should be primarily for beneficiaries. Successors should be able to benefit to.	Honolulu
416	Who should rent	DHHL could consider rentals for trust income.	Honolulu
417	Who should rent	Have units at market rate for non-Hawaiians to offset cost for native Hawaiian renters.	Honolulu
418	Who should rent	Put commercial property as part of development and keep it affordable.	Honolulu
419	Who should rent	Some cases, developer profit can go to community or lessee to make it affordable.	Honolulu
420	Who should rent	Not the cheapest guy. No relatives.	Honolulu
421	Who should rent	What would protect a non-Hawaiian from forcing buying of rental? DHHL is protected because government entity and HHCA.	Honolulu
422	Who should rent	But they don't have financing	Kapolei
423	Who should rent	Can they do section 8?	Kapolei
424	Who should rent	Survey how many are renters. DHHL should build to get them one step closer to ownership, transition and get them off the list. Should be the ones on the list to rent to. Happened in Hoolimalima. Educate people that they understand.	Kapolei
425	Who should rent	Look at homeless, they should all have a home	Kapolei
426	Who should rent	I like the renting part of it but have to be 50%. How do you determine?	Kapolei
427	Who should rent	Hawaiians	Kapolei
428	Who should rent	Does the DHHL Act say 50%?	Kapolei
429	Who should rent	Takes Congress to change the Act	Kapolei
430	Who should rent	Go back to list	Kapolei
431	Who should rent	Back to DHHL Act	Kapolei
432	Who should rent	Not a question	Kapolei
433	Who should rent	Where does it end?	Kapolei
434	Who should rent	Opinion to rent on Hawaiian Home Lands. Blood quantum same process as applicant. Not 50%, too high	Kauai
435	Who should rent	50% intent to rent	Kauai
436	Who should rent	50% is good, is a privilege, but if successor doesn't have, don't want them to be kicked out	Kauai
437	Who should rent	Children can come home to rent then can be able to buy	Kauai
438	Who should rent	J. Tassill evicted. Get back to aina ho'opula pula. Why does general public have.	Keaukaha, Hilo
439	Who should rent	3 children cannot afford house. Rental is good step. Rental part of the act. 1/2 hard time maintaining.	Keaukaha, Hilo
440	Who should rent	Renting comes & goes	Keaukaha, Hilo
441	Who should rent	Renting, how many 50% hawaiian?	Keaukaha, Hilo
442	Who should rent	Hawaiian blood. Many Hawaiians waiting. Got to be 50% Hawaiian.	Kona
443	Who should rent	Please clarify rental units going to Hawaiians.	Kona
444	Who should rent	\$200 a month is affordable for kupuna	Lahaina, Maui

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1	Topic	Comment	Meeting
445	Who should rent	Hawaiians on Hawaiian lands. Not 50%, anyone, for all Hawaiians to rent, not the lease, for the rentals. Hawaiians who can afford have opportunities for other lands; poor Hawaiians can't be turned down.	Lahaina, Maui
446	Who should rent	Don't drop the blood quantum for leases	Lahaina, Maui
447	Who should rent	DHHL should be doing more like "Nanakuli Villages"	Lahaina, Maui
448	Who should rent	Quality--Credit--Passed applicant	Paukukalo, Maui
449	Who should rent	Wrong to limit the Hawaiian	Paukukalo, Maui
450	Who should rent	Native Hawaiians 25% blood quantum holding up families to take of ohana	Paukukalo, Maui
451	Who should rent	25% should be able to rent from us (50%)	Paukukalo, Maui
452	Who should rent	Objective to house native Hawaiian people 25%	Paukukalo, Maui
453	Who should rent	As long as lineage and can prove their lineage 25% whether applicant or lessee	Paukukalo, Maui
454	Who should rent	All Hawaiians should be qualified as long as connected to their kupuna, alive or not, as long as can prove lineage	Paukukalo, Maui
455	Who should rent	Is it rent to own? Give up your lease? At what point is renting going to pay off for me? A: include option for rent to own	Paukukalo, Maui
456	Who should rent	Can I rent to care giver because I cannot move?	Paukukalo, Maui
457	Who should rent	Rentals is a good idea	Paukukalo, Maui

	A	B	C
1	Topic	Comment	Meeting
2	Appraisal cap	Keep cap so Hawaiians on the list can afford	Kapolei
3	Appraisal cap	We should be allowed to sell for full value	Kapolei
4	Appraisal cap	Need administrative rules to control value	Kapolei
5	Appraisal cap	Whatever we invest into the house, we can get out when we sell	Kapolei
6	Appraisal cap	Address the list	Kapolei
7	Appraisal cap	Waiting list first	Kapolei
8	Appraisal cap	I want my successor to have the option to sell	Kapolei
9	Appraisal cap	Have program to help Hawaiians	Kapolei
10	Appraisal cap	Let people sell at market value while DHHL addresses the waitlist	Kapolei
11	Appraisal cap and affordability	If there's no loan, limit SDU to 1,000 sq ft	Molokai
12	Appraisal cap and affordability	What about mobile homes and tiny homes?	Molokai
13	Appraisal cap and affordability	If lots in flood zone, who's going to lend them money?	Molokai
14	Appraisal cap and affordability	Limit value based on an appraised value of what's already there	Molokai
15	Appraisal cap and affordability	Financial qualifications	Molokai
16	Appraisal cap and affordability	Shouldn't set a monetary value because of inflation. Current market value.	Molokai
17	Appraisal cap and affordability	SDUs should be counted in appraisal value that DHHL has to cover. Is there a way for family to assume liability instead of DHHL?	Molokai
18	Appraisal cap and affordability	Keep it affordable	Molokai
19	Appraisal cap and affordability	Take care of parents. Mother-in-laws wait.	Molokai
20	Appraisal cap and affordability	Does the department have limitations currently on what they would approve, size-wise? A: Depends on the size of your lot, set backs requirements, etc. Right now hale is restricted to having one kitchen. In DCCR communities, those plans must be approved by the association first. If they approve, as long as it meets county requirements, DHHL would likely be ok. A: Lease says you must follow county, state, federal rules primarily for safety reasons	Kauai
21	Appraisal cap and affordability	Why are you asking this? Because have already had problems? A: Looking ahead; e.g., subsistence ag trying with engineer stamp vs. whole extensive county process. Baby steps. Expanding on discussion with HHC re: high prices, affordability for beneficiaries, and practical for trust	Kauai
22	Appraisal cap and affordability	Why Oahu centric/Hawaii Island centric? Different on other islands- less expensive. Bring pilot here, we can make it work. County Council is encouraging ADUs...why can't Hawaiian Homes contribute to the problem solving on Kauai; don't start with Oahu	Kauai

	A	B	C
1	Topic	Comment	Meeting
23	Appraisal cap and affordability	Market rates of housing-why can't we interrupt market since we are only leasing land? Since DHHL, can't you take the market out of it? A: Different kinds of transfers. Very issue going on right now with HHC and transfers. If there are additional units on the lot, there is additional value.	Kauai
24	Appraisal cap and affordability	If appraisal cap, doesn't that take it out of the market? This should have been done already or trust is losing money. Isn't DHHL not supposed to be about buying and selling homes? But about getting Hawaiians into housing? A: yes. A: Some people who have the resources may buy and flip houses; this is an issue that has come up before. A: we use Marshall & Swift/cost to replace model of appraisal. Price of house has to match appraisal value.	Kauai
25	Appraisal cap and affordability	Why would value of SDU be limited? A: Department liable for value; trust pays net proceeds	Paukukalo, Maui
26	Appraisal cap and affordability	Types of funding options to be considered in lieu of cap: longer loan amortization, down payment assistance, etc	Paukukalo, Maui
27	Appraisal cap and affordability	Department needs to exhaust all options to assist beneficiaries, e.g., subsidies	Paukukalo, Maui
28	Appraisal cap and affordability	Department should offer pre-purchase training three years before awards and flexibility in financing.	Paukukalo, Maui
29	Appraisal cap and affordability	Q: Does it need to be one or the other; appraisal cap vs no cap? Is there opportunity for flexibility/multiple options?	Paukukalo, Maui
30	Appraisal cap and affordability	Appraisal cap is good for consistency/parity within neighborhoods (e.g., no mega homes).	Paukukalo, Maui
31	Appraisal cap and affordability	Why are we being penalized for building ohana units?	Lahaina, Maui
32	Appraisal cap and affordability	Value of second unit should not exceed value of the original unit.	Keaukaha, Hilo
33	Appraisal cap and affordability	No limit on value of the second unit.	Keaukaha, Hilo
34	Appraisal cap and affordability	Needs to be a formula to take into consideration the value of existing house and area of lot. Expensive houses taking from others.	Kona
35	Appraisal cap and affordability	Implement a cap so if you build above it, you are responsible.	Honolulu
36	Appraisal cap and affordability	Should not be bigger than the main house.	Honolulu
37	Appraisal cap and affordability	Maybe city will address the issue.	Honolulu
38	Appraisal cap and affordability	Tied into city in 2010 for water.	Honolulu

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1	Topic	Comment	Meeting
39	Appraisal cap and affordability	Lots already are high value.	Honolulu
40	Appraisal cap and affordability	Has to be fair.	Honolulu
41	Appraisal cap and affordability	Use comparables.	Honolulu
42	Appraisal cap and affordability	Kalewahine will be higher	Honolulu
43	Appraisal cap and affordability	Liability and value is different.	Honolulu
44	Appraisal cap and affordability	Pay to the cap.	Honolulu
45	Appraisal cap and affordability	Sell the property for retail value.	Honolulu
46	Appraisal cap and affordability	Publish notice and come back to DHHL if no response.	Honolulu
47	Appraisal cap and affordability	Some compensation to those who put in the improvements.	Honolulu
48	Appraisal cap and affordability	If built illegally, no value for improvements.	Honolulu
49	Appraisal cap and affordability	No caps.	Honolulu
50	Other	Could we do a reverse mortgage on our house?	Molokai
51	Other	Where are the updates to all the laws and rules we have already? Send an update on status of laws and rules to every beneficiary	Molokai
52	Other	How can we help the department help us?	Paukukalo, Maui
53	Other	What is the timeline for creating rules?	Paukukalo, Maui
54	Other	Priority shift: was about getting people off the list and on land, but now priority should be enforcement. We're on our own and it's disappointing and discouraging.	Paukukalo, Maui
55	Other	Department should lead us, tell us who we can turn to for assistance	Paukukalo, Maui
56	Other	Is it to our advantage to have DCCRs?	Paukukalo, Maui
57	Other	DCCRs with no association; how do we change the CCRs if there's no association?	Paukukalo, Maui
58	Other	Fix our own roads, put gates, no one can come in	Lahaina, Maui
59	Other	Beneficiaries should be able to borrow money from Department; ceded lands money	Lahaina, Maui
60	Other	With all the money the department has gotten, why don't we have our own bank or credit union available to make loans? We should have our own.	Lahaina, Maui

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1	Topic	Comment	Meeting
61	Other	Suggestion: Send out materials in advance and in addition to website links for those without computers.	Keaukaha, Hilo
62	Other	Habitat for humanities.	Keaukaha, Hilo
63	Other	What if they're selling it to someone else and DHHL isn't involved?	Kona
64	Pilot project	Work out the kinks on Oahu and Hawaii, <u>then</u> come to Molokai	Molokai
65	Pilot project	Test it out on other islands, then come back to Molokai	Molokai
66	Pilot project	Would like to see Molokai part of this 5 year program--we need the housing	Molokai
67	Pilot project	Add Kauai immediately! Before Oahu and Hawaii Island	Kauai
68	Pilot project	Q: should be a 5 year pilot? A: no, just do it. And include Kauai	Kauai
69	Pilot project	Lessees able to work with community to be able to get SDU program on Maui	Paukukalo, Maui
70	Pilot project	Expand to Maui	Paukukalo, Maui
71	Pilot project	Maui wants to be part of the SDU project. Why is Maui left out?	Paukukalo, Maui
72	Pilot project	Power of people to convince county to work with DHHL	Paukukalo, Maui
73	Pilot Project	Proceed, but 5 years may not be enough to obtain permits.	Keaukaha, Hilo
74	Pilot project	We never hear about how pilot projects are turning out- full disclouse (want dates, feedback).	Kona
75	Pilot project	Where is it being proposed? (Hawaii Island).	Kona
76	Pilot project	Is the SDU not applicable to La'iopine until the pilot program starts?	Kona
77	Pilot Project	Do you have the pilot coming?	Kona
78	Pilot Project	Based on relationship with county planning department.	Honolulu
79	Pilot Project	Kalawahine went through an extensive process to authorize improvements.	Honolulu
80	Pilot Project	Planning departments with the best relationship.	Honolulu
81	Pilot Project	In order to help with the housing crisis, create a way to help people through the process.	Honolulu
82	Pilot Project	Should be across the state or none.	Honolulu
83	Pilot Project	Best working relationship	Honolulu
84	Pilot Project	Neighbor islands may feel they are not as important.	Honolulu
85	Pilot Project	Consider midway of 5 years.	Honolulu
86	Pilot Project	Go for 5 years and review at 3 years.	Honolulu
87	Pilot Project	No permit to extend until cesspool connected.	Honolulu
88	Pilot project	Add in ag lots	Kapolei
89	Pilot project	As rules move, internally develop processes	Kapolei
90	Pilot project	Why not consider ag and pastoral? --Residential lots for houses, ag and pastoral for other uses --Can build workers quarters on ag and pastoral --So focus is on residential lots	Kapolei

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1	Topic	Comment	Meeting
91	Pilot project	Takes more to manage ag and pastoral so keeping the ohana together can help keep lot in compliance	Kapolei
92	Pilot project	Limited to Oahu and Hawaii because administrative relationship with those two counties	Kapolei
93	Pilot project	How is DHHL going to work with the counties? --DHHL already reached out to counties is the expectation	Kapolei
94	Pilot project	Consideration given to lessees not on Oahu and Hawaii so that if program is expanded, their applications given priority	Kapolei
95	Pilot project	Allow for ag lots	Kapolei
96	Pilot project	Good with pilot the way it is proposed	Kapolei
97	Pilot project	Timeline shorter than multi-family	Kapolei
98	Pilot project	As soon as we have rules, we have an SDU program	Kapolei
99	Pilot project	Who will build the SDU? --Entirely the lessee's responsibility	Kapolei
100	Pilot project	Can the DHHL suggest Hawaiian based contractors?	Kapolei
101	Pilot project	Is there a number cap for the pilot project?	Kapolei
102	Pilot project	Need a licensed contractor in the family	Kapolei
103	Support or not	Two houses on a lot is ok on Molokai, so your children and family can live. Not to rent.	Molokai
104	Support or not	Can rent for short term. Kids move away; SDU is a way to have income.	Molokai
105	Support or not	Yes, support on residential	Molokai
106	Support or not	Yes. Age in place. Extended family.	Kauai
107	Support or not	DHHL should take out whole rental "line." Rentals on island already happening but where's the enforcement?	Paukukalo, Maui
108	Support or not	SDU not attached	Paukukalo, Maui
109	Support or not	If lot is big enough, will two or more dwellings be allowed?	Paukukalo, Maui
110	Support or not	If lot is big enough, can I build another bigger house so my original house is the SDU?	Paukukalo, Maui
111	Support or not	Ag lots allow for multiple dwellings (worker's quarters)	Paukukalo, Maui
112	Support or not	Can DHHL use ag lands for residential use? Depends on DHHL Island Plan	Paukukalo, Maui
113	Support or not	Waiehu Kou 2, 3, 4 are DCCRs could SDUs be built there?	Paukukalo, Maui
114	Support or not	What are the effects of SDUs? More cars, people, etc. County requirements must be met	Paukukalo, Maui
115	Support or not	What about existing SDUs? If there isn't DHHL approval, it might be a lease violation. Current proposal requires compliance to build also allows existing to come into compliance.	Paukukalo, Maui
116	Support or not	Waiehu Kou requires association approval for improvements (DCCR communities)	Paukukalo, Maui

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1	Topic	Comment	Meeting
117	Support or not	Support of SDUs on HHL	Paukukalo, Maui
118	Support or not	Benefits: provides housing, keeps ohana together on same lot	Paukukalo, Maui
119	Support or not	Allow SDUs now	Paukukalo, Maui
120	Support or not	Support SDUs	Paukukalo, Maui
121	Support or not	DCCRs should be amended to include SDUs	Paukukalo, Maui
122	Support or not	Support SDUs	Paukukalo, Maui
123	Support or not	County permits are for land taxes	Lahaina, Maui
124	Support or not	Why increase value if taxes will increase?	Lahaina, Maui
125	Support or not	Should allow SDUs. I'm against not getting value from unpermitted improvements.	Lahaina, Maui
126	Support or not	Can you convert garages into living units? Would that be considered an improvement?	Lahaina, Maui
127	Support or not	No one is against SDUs, we don't want the department to work against us. I'm afraid to submit for approval because of losing value.	Lahaina, Maui
128	Support or not	Fix the rules to alleviate worry.	Lahaina, Maui
129	Support or not	County doesn't deny connected units so department shouldn't either.	Lahaina, Maui
130	Support or not	Additional homes--good	Molokai
131	Support or not	Support but need to have on residential <u>and ag</u>	Molokai
132	Support or not	Farmworker housing didn't work. Alternative to find housing	Molokai
133	Support or not	I'm for SDUs on residential and ag	Molokai
134	Support or not	Think of our kids and grandkids--this will affect them	Molokai
135	Support or not	I have a contractual loan, not a mortgage. How does this affect me?	Molokai
136	Support or not	Should be allowed on ag as well as residential	Molokai
137	Support or not	Q: Is there a time period I have to wait for how long I've lived on the lot before I can build an SDU? A: not under the draft.	Molokai
138	Support or not	Should be part of the farm plan	Molokai
139	Support or not	Facilities on Oahu no brainer. Won't work here (Big Island).	Keaukaha, Hilo
140	Support or not	Support of SDU: Proposal for residential yes, but should be expanded to agricultural lots too.	Keaukaha, Hilo
141	Support or not	SDUs are expensive due to water meter, electric, sewage because separate unit.	Keaukaha, Hilo
142	Support or not	Isn't this a third party lease? Allowed if third party is 50% hawaiian.	Keaukaha, Hilo
143	Support or not	Have we perfected the single housing practice? No, then why are we adding more options. Should perfect the primary residence.	Keaukaha, Hilo

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1	Topic	Comment	Meeting
144	Support or not	Supports SDU, but why limited to residential lots? Why not agricultural lots?	Keaukaha, Hilo
145	Support or not	Yes.	Keaukaha, Hilo
146	Support or not	Smaller residential lot sizes would make SDU impractical.	Keaukaha, Hilo
147	Support or not	Support for supplemental dwelling units if financing available. Some not supportive if no financing available.	Keaukaha, Hilo
148	Support or not	We have a housing crisis in this state. Agree- should have on all-residential, agricultural, pastoral. Smaller lots- how are you going to fit? Discriminatory to allow on residential lots. There are residents allowed on pastoral and agricultural lots. Adding another dwelling unit won't diminish what you're doing on the lot (still going to burden).	Kona
149	Support or not	Can we put that in the language now?	
150	Support or not	Only 1 house above us could have another dwelling unit. Too small.	Kona
151	Support or not	Like the idea, where the residential lots permit. Thinking outside the box, couldn't 4 families on 1 acre instead of just one. Like that you have to go through permitting process. DCCRs would allow for that?	Kona
152	Support or not	Makes sense	Honolulu
153	Support or not	More space	Honolulu
154	Support or not	Families that have young adults	Honolulu
155	Support or not	Keep ohana together	Honolulu
156	Support or not	Still a huge list of native hawaiiians	Honolulu
157	Support or not	Thinking of the future or mo'opuna	Honolulu
158	Support or not	Make sure that mo'opuna taken care of.	Honolulu
159	Support or not	People pool \$ together.	Honolulu
160	Support or not	Key issue is parking.	Honolulu
161	Support or not	Planning should consider parking and transportation issues.	Honolulu
162	Support or not	Good that DHHL considering housing options.	Honolulu
163	Support or not	SDU for kupuna.	Honolulu
164	Support or not	Yes.	Honolulu
165	Support or not	Yes without size restriction.	Honolulu
166	Support or not	Support because of cost of living.	Honolulu
167	Support or not	Applicant stays on the list even if residing in the SDU.	Honolulu
168	Support or not	Yes	Honolulu
169	Support or not	Support if have parking.	Honolulu
170	Support or not	Already fighting over parking.	Honolulu
171	Support or not	Support SDU for income.	Honolulu
172	Support or not	DCCR already renting.	Honolulu
173	Support or not	Big enforcement problem.	Honolulu
174	Support or not	SDU for adopted child so may have to build on existing home.	Honolulu
175	Support or not	Pay additional monthly for sewer.	Honolulu
176	Support or not	How to go through permit process.	Honolulu
177	Support or not	Parking garage used for storage so that needs to be considered.	Honolulu

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1	Topic	Comment	Meeting
178	Support or not	No support.	Honolulu
179	Support or not	Yes	Kapolei
180	Support or not	Add in ag lots	Kapolei
181	Support or not	support because multiple families in the home	Kapolei
182	Support or not	More space	Kapolei
183	Support or not	Instead of care home, can care for kupuna. Family together and take care	Kapolei
184	Support or not	DCCR prohibits additional unit --DCCRs would have to be amended --Follow Kanehili DCCR --Need majority --Good topic for DCCR	Kapolei
185	Support or not	Badly needed for some families	Kapolei
186	Support or not	Kanehili has better change because not locked in to a master association	Kapolei
187	Support or not	Not supplemental if adding on to existing house	Kapolei
188	Support or not	Don't you need certain amount of square feet of land/lot --Follow county regulations. Older lots in Waianae, probably not Kapolei	Kapolei
189	Support or not	Can't do it in Kapolei	Kapolei
190	Support or not	New lots should be big enough to accommodate --if lots are bigger, there are less lots to award	Kapolei
191	Support or not	Shopping centers on HHL, what principles does DHHL operate around to determine land uses? --DHHL has Island, Regional, and Area Plans	Kapolei
192	Support or not	Help ohana	Kapolei
193	Support or not	Yes	Kapolei
194	Support or not	Shouldn't be smaller. Allow bigger than original dwelling like in Nanakuli where homes are smaller but lots are bigger	Kapolei
195	Support or not	Build a bigger house and rent the smaller one	Kapolei
196	Support or not	Don't allow monster houses like in Kalihi (20 room housing)	Kapolei
197	Support or not	4 or 5 bedroom house ok	Kapolei
198	Support or not	Size shouldn't really matter if you're building up above garage	Kapolei
199	Support or not	How would rental rules apply? --County will look at ADU regulations for the building --How you use it is where DHHL is involved	Kapolei
200	Support or not	Possible to get or identify construction companies to keep costs down --If construction company had certain pre-approved models	Kapolei
201	Support or not	Is survey required to put up another dwelling	Kapolei
202	Support or not	Similar to ADUs	Kapolei
203	Support or not	Maximum structure size by lot size	Kapolei
204	Support or not	Require either 1 or 2 off street parking depending if ADU or ohana dwelling	Kapolei
205	Support or not	Yes!	Kapolei

	A	B	C
1	Topic	Comment	Meeting
206	Support or not	If lot is big enough, yes	Kapolei
207	Support or not	Go up if lot is too small	Kapolei
208	Support or not	Concern as a neighbor for privacy and safety so build higher fences	Kapolei
209	Support or not	DHHL already allows extension to existing home	Kapolei
210	Support or not	Check on separate entrance issue	Kapolei
211	Support or not	Even the cost could be too expensive for many to afford	Kapolei
212	When to allow/criteria	Yes, good to comply with County law	Molokai
213	When to allow/criteria	On county water system--have to comply with county rules	Molokai
214	When to allow/criteria	DHHL should have its own permitting system	Molokai
215	When to allow/criteria	DHHL should make the county stop allowing swimming pools--wastes water	Molokai
216	When to allow/criteria	DHHL permitting would require a whole other department	Molokai
217	When to allow/criteria	Water is a big issue here. No one should be issuing new water meters	Molokai
218	When to allow/criteria	On Ag. Lots. If the lot is big enough; just needs to be big enough	Molokai
219	When to allow/criteria	On ag should be a limit on number of SDUs. Shouldn't interfere with farming.	Molokai
220	When to allow/criteria	Number should depend on size of ag lot	Molokai
221	When to allow/criteria	I'm on a 1/2 acre.	Molokai
222	When to allow/criteria	In line with area plan, island plan	Molokai
223	When to allow/criteria	Should be enough water--new meter or existing meter	Molokai
224	When to allow/criteria	Only 1 story if you already have a 2 story	Molokai
225	When to allow/criteria	What if I elevate in flood zone but then want to occupy bottom floor?	Molokai
226	When to allow/criteria	DHHL should have its own permitting and rules/codes, and fees can go back to the trust	Molokai
227	When to allow/criteria	Criteria--by acreage	Molokai
228	When to allow/criteria	Sewage and water	Molokai
229	When to allow/criteria	Don't think the county should be approving. Keep it in DHHL. County takes too long.	Molokai
230	When to allow/criteria	Keep it in DHHL. Going thru the county will just confuse things.	Molokai
231	When to allow/criteria	When: now. Criteria: go by county laws; if DCCR neighborhood, must pay assessments and be in compliance/be in good standing; tiny homes model/consider size (limit how big but not how small); detached--separate entrance/kitchen/ etc.; just park in front of lot; rental stalls as common area (DCCRs could)	Kauai
232	When to allow/criteria	Shouldn't be obligated to county rules re: we should be able to hook up to the same water meter, etc. (share costs)	Kauai
233	When to allow/criteria	Resources are a concern	Kauai
234	When to allow/criteria	Space	Kauai
235	When to allow/criteria	Sewage--septic tank upgrade	Kauai
236	When to allow/criteria	Have to get a permit from county since they assess and you want equity, it's a catch 22, unless you're an owner-builder.	Kauai

	A	B	C
1	Topic	Comment	Meeting
237	When to allow/criteria	Q: Can you borrow off of HHL? Get your equity? A: Unless you have a NAHASDA loan	Kauai
238	When to allow/criteria	Build traditional hale/solar catchment/composting toilets. State is allowing on Hawaii Island. Not hooked up to city bill, etc. Something to consider	Kauai
239	When to allow/criteria	Should be consistent with county requirements	Paukukalo, Maui
240	When to allow/criteria	Development standards (zoning and building codes) come into play and must be followed	Paukukalo, Maui
241	When to allow/criteria	Sometimes design of homes, placement, does not allow for SDUs that would meet requirements like setbacks	Paukukalo, Maui
242	When to allow/criteria	SB2524 re: requirements for SDUs. Look at bill language for applicability	Paukukalo, Maui
243	When to allow/criteria	DHHL should come up with its own code. County is too stringent. They take good lands and shut Hawaiians out. We need prime land.	Paukukalo, Maui
244	When to allow/criteria	It's good business to work with the County but don't let them govern what we do	Paukukalo, Maui
245	When to allow/criteria	County building codes are established--DHHL should look at those.	Paukukalo, Maui
246	When to allow/criteria	Maximum square footage? Depends on lot size, follow county rules	Paukukalo, Maui
247	When to allow/criteria	Buildings must meet code	Paukukalo, Maui
248	When to allow/criteria	County has building code for kauhale type dwellings	Paukukalo, Maui
249	When to allow/criteria	DHHL should allow what respective counties allow	Paukukalo, Maui
250	When to allow/criteria	Criteria should follow county code/regulations	Paukukalo, Maui
251	When to allow/criteria	DHHL should explore creating a kanaka code--which is more beneficial for beneficiaries?	Paukukalo, Maui
252	When to allow/criteria	If a loan is required for constructionn, county regulations should be followed	Paukukalo, Maui
253	When to allow/criteria	Example: Kahikinui applies kanaka code. However, design review committee reviews for consistency international building code--requires architect stamp, etc. Run the risk of losing assets due to inability to insure if no permit	Paukukalo, Maui
254	When to allow/criteria	Maui county--no building permit and no water; work with the county	Paukukalo, Maui
255	When to allow/criteria	DHHL needs to assert claims for water; transmission and lines	Paukukalo, Maui
256	When to allow/criteria	Requirement that SDU be smaller should not be considered; some people start small	Paukukalo, Maui

	A	B	C
1	Topic	Comment	Meeting
257	When to allow/criteria	How many SDUs would be allowed?	Paukukalo, Maui
258	When to allow/criteria	Parking/other impact considerations with SDUs differs by community	Paukukalo, Maui
259	When to allow/criteria	Permits for street parking	Paukukalo, Maui
260	When to allow/criteria	Parking areas (DCCR issue; needed common areas)	Paukukalo, Maui
261	When to allow/criteria	Parking is a consideration	Paukukalo, Maui
262	When to allow/criteria	Don't always like county rules, some things should be regulated by DHHL	Paukukalo, Maui
263	When to allow/criteria	DCCRs would apply if DCCR community	Paukukalo, Maui
264	When to allow/criteria	No enforcement or civic engagement	Paukukalo, Maui
265	When to allow/criteria	Q: can associations be combined, e.g., Waiehu Kou? Yes, possible also possible to dissolve but can be complex process	Paukukalo, Maui
266	When to allow/criteria	Have to submit plans to county; proposal is that county rules should be followed	Paukukalo, Maui
267	When to allow/criteria	DHHL should develop its own code with beneficiary input. --Affects insurance requirements, etc. --Offer different options for different scenarios; maybe no code requirements for some	Paukukalo, Maui
268	When to allow/criteria	Q: attached or separate SDUs? A: separate	Paukukalo, Maui
269	When to allow/criteria	Permit required for self-contained, off grid homes?	Paukukalo, Maui
270	When to allow/criteria	SDUs change community make up, more people/families, puts neighbors against neighbors for parking, etc. So there are enforcement issues.	Paukukalo, Maui
271	When to allow/criteria	DCCR communities can control SDU development	Paukukalo, Maui
272	When to allow/criteria	More rules being made when existing rules not enforced	Paukukalo, Maui
273	When to allow/criteria	No need go through County (permits, etc.), money should go back to Hawaiians. Department approval only.	Lahaina, Maui
274	When to allow/criteria	Department should develop a building code	Lahaina, Maui
275	When to allow/criteria	Size of residential lots will determine per county regulations whether can build an SDU.	Keaukaha, Hilo
276	When to allow/criteria	DHHL should create a division to approve building permits rather than go through the county.	Keaukaha, Hilo
277	When to allow/criteria	If houses is old, how do you build second unit not to exceed the first?	Keaukaha, Hilo

	A	B	C
1	Topic	Comment	Meeting
278	When to allow/criteria	What if built upward, would that qualify as an SDU? Whether funding available to cover cost increases by building up.	Keaukaha, Hilo
279	When to allow/criteria	Whether DHHL can advocate to the county on behalf on lessees to obtain exemptions?	Keaukaha, Hilo
280	When to allow/criteria	Cesspools no longer being an accepted practice; cost to convert to septic or connect to a sewer line.	Keaukaha, Hilo
281	When to allow/criteria	County or not? DHHL to work with county to advocate for lessees.	Keaukaha, Hilo
282	When to allow/criteria	Building permits require county approval.	Keaukaha, Hilo
283	When to allow/criteria	Can SDU be attached to the main unit? (Answer: No, then it would not be an SDU).	Keaukaha, Hilo
284	When to allow/criteria	Size of lot and of SDU is a function of county requirements, standards.	Keaukaha, Hilo
285	When to allow/criteria	Still ongoing concerns about rehabilitating the old houses.	Keaukaha, Hilo
286	When to allow/criteria	Hawaii County currently not considering Ohana housing requests.	Keaukaha, Hilo
287	When to allow/criteria	DHHL should advocate to county on behalf of lessees.	Keaukaha, Hilo
288	When to allow/criteria	Are Kawaihae lots big enough? (Yes- 1 acre)	Kona
289	When to allow/criteria	If you have a mortgage on the 1st house, will there be assistance, financings to build an SDU?	Kona
290	When to allow/criteria	Is there a height limitation? If 2 story would wipe out neighbor's view? DHHL won't let until county approves?	Kona
291	When to allow/criteria	Department should pay attention to the number of homes going in. How many people and cars, too close together. People don't follow the rules.	Kona
292	When to allow/criteria	Is application process for SDU or for getting on the list?	Kona
293	When to allow/criteria	Aren't they allowed currently?	Kona
294	When to allow/criteria	Is there already a cop on the main houses? (No.)	Kona
295	When to allow/criteria	Have list approved with counties.	Honolulu
296	When to allow/criteria	Why recreate the wheel	Honolulu
297	When to allow/criteria	Rules require go to counties.	Honolulu
298	When to allow/criteria	Parking/sewer/slope all issues.	Honolulu
299	When to allow/criteria	Look at all infrastructure issues. Parking/sewer, etc.	Honolulu
300	When to allow/criteria	Going up may be an option but cost of foundation is a factor.	Honolulu
301	When to allow/criteria	Grandson returning home so timing important.	Honolulu
302	When to allow/criteria	Once rules created then process developed.	Honolulu
303	When to allow/criteria	Pre-approved design to follow can make it easier, more affordable; same for everyone.	Honolulu
304	When to allow/criteria	Is it possible to make the existing home the SDU and build a larger home?	Honolulu
305	When to allow/criteria	Process of subdividing through county.	Honolulu
306	When to allow/criteria	Internal procedures to follow.	Honolulu
307	When to allow/criteria	Logically the request would come to DHHL first.	Honolulu
308	When to allow/criteria	Expensive to build so subdivision the best option.	Honolulu
309	When to allow/criteria	Is there a square footage requirement.	Honolulu
310	When to allow/criteria	Use county criteria.	Honolulu

	A	B	C
1	Topic	Comment	Meeting
311	When to allow/criteria	Homes in Papakolea already on the slope so SDU may be a challenge.	Honolulu
312	When to allow/criteria	Look at design of the structure.	Honolulu
313	When to allow/criteria	Why bother sending to county?	Honolulu
314	When to allow/criteria	Department to create its own process but long term.	Honolulu
315	When to allow/criteria	Build up as an option.	Honolulu
316	When to allow/criteria	Keep county guidelines but application reviewed in those areas not approved by the county.	Honolulu
317	When to allow/criteria	Create internal process as rules are approved.	Honolulu
318	When to allow/criteria	Have a process for DHHL to consider SDU.	Honolulu
319	When to allow/criteria	County code and department issue.	Honolulu
320	When to allow/criteria	Start it but control the size of the SDU.	Honolulu
321	When to allow/criteria	Shouldn't control the size of the SDU.	Honolulu
322	When to allow/criteria	Multi generations living in the house.	Honolulu
323	When to allow/criteria	Renovate original house and then SDU.	Honolulu
324	When to allow/criteria	Don't have that money 27,000 square foot properties.	Honolulu
325	When to allow/criteria	Work out an option to subdivide larger properties.	Honolulu
326	When to allow/criteria	Parking an issue.	Honolulu
327	When to allow/criteria	Kalawahine is still preservation land.	Honolulu
328	When to allow/criteria	Need to address maps.	Honolulu
329	When to allow/criteria	R5 should be in county records.	Honolulu
330	When to allow/criteria	Balance with obligation to service ammenities.	Honolulu
331	When to allow/criteria	DHHL manage influx.	Honolulu
332	When to allow/criteria	Consider tiny homes to address list.	Honolulu
333	When to allow/criteria	Tiny home with option instead of condominium.	Honolulu
334	When to allow/criteria	What about option to generate income.	Honolulu
335	When to allow/criteria	Figure out enforcement.	Honolulu
336	When to allow/criteria	On issue of SDU- for example no Papakolea lot could have one; parking would be an issue.	Honolulu
337	When to allow/criteria	Have size/space to build then you should be allowed to build	Kapolei
338	When to allow/criteria	Whatever size county allows	Kapolei
339	When to allow/criteria	Criteria is DHHL and lots size	Kapolei
340	When to allow/criteria	DHHL should look at value	Kapolei
341	When to allow/criteria	Stay low income community	Kapolei
342	When to allow/criteria	Ratio between building and land like tiny homes	Kapolei
343	When to allow/criteria	One option is tiny home	Kapolei
344	When to allow/criteria	Lessee of the lot is the owner of the SDU	Kapolei
345	When to allow/criteria	Is the Department ready to handle permits? Lessee has to be in good standing through Homestead Services Division and building plans reviewed by Land Development Division	Kapolei
346	When to allow/criteria	Why even go to the city? --the city issues building permits, which can impact insurance and financing	Kapolei
347	When to allow/criteria	DHHL should get an exemption so dwelling can be larger	Kapolei

	A	B	C
1	Topic	Comment	Meeting
348	When to allow/criteria	Size of home based on size of lot	Kapolei
349	When to allow/criteria	Not a cookie cutter	Kapolei
350	When to allow/criteria	If lot allows larger dwelling, that should determine size of the SDU	Kapolei
351	When to allow/criteria	If you have a named successor, then that successor should be automatic if they pay for the SDU	Kapolei
352	When to allow/criteria	Do owner-builder for SDU	Kapolei
353	When to allow/criteria	Have parking permits	Kapolei
354	When to allow/criteria	Amendment of county requirements for DHHL	Kapolei
355	When to allow/criteria	Use same plumbing for affordability	Kapolei
356	When to allow/criteria	Cost will be outrageous for separate utilities	Kapolei
357	When to allow/criteria	Share sewer and water costs	Kapolei
358	When to allow/criteria	Extension separate and use existing utilities	Kapolei
359	When to allow/criteria	Build a senior cottage in the back for privacy of the senior couple	Kapolei
360	When to allow/criteria	If allowed to go up, will we be dealing with monster homes?	Kapolei
361	When to allow/criteria	Need parking on your lot for SDU no parking in your neighbor's lot	Kapolei
362	When to allow/criteria	Process requirements	Kapolei
363	When to allow/criteria	Who finances SDU? --Lessee is responsible for financing, permitting, and relationship with tenant	Kapolei
364	When to allow/criteria	I have a concern about a kupuna lessee financing and what will happen with the successor because sometimes the successor cannot assume the loan	Kapolei
365	When to allow/criteria	Follow DCCR to build an extension	Kapolei
366	When to allow/criteria	Financing for construction of the SDU with loan	Kapolei
367	When to allow/criteria	The lessee would need a rental agreement and would be responsible under landlord/tenant law	Kapolei
368	When to allow/criteria	Limit to Hawaiians because its on HHL	Kapolei
369	When to allow/criteria	Find out blood quantum of the renter	Kapolei
370	When to allow/criteria	Enforcement is a big question	Kapolei
371	When to allow/criteria	This is too risky to allow renters	Kapolei
372	Who can live in SDU	Person in SDU should be on waitlist	Molokai
373	Who can live in SDU	Ohana first. No short term.	Molokai
374	Who can live in SDU	And waitlist	Molokai
375	Who can live in SDU	Ohana ok--25%. Ok if not on list as long as 50%.	Molokai
376	Who can live in SDU	Rentals--help out firefighters, etc.	Molokai
377	Who can live in SDU	Want to add ag and pastoral for the kids. Instead, families transferring and jumping the list. Other lots could be for families that don't have.	Molokai
378	Who can live in SDU	Good to have your family around you as you get older.	Molokai
379	Who can live in SDU	Ohana can all contribute--residing would be more affordable	Molokai
380	Who can live in SDU	Molokai is economically deprived of jobs. Family is everything, want to be closer to family. Multiple houses, children all around us. Can't afford homestead on their own. Only 1 employer here now. Homesteaders not leaving this island so we need to help the homesteaders. Want our kids to stay here.	Molokai

	A	B	C
1	Topic	Comment	Meeting
381	Who can live in SDU	Keiki and kupuna--get everybody to live on the homestead. Be all together, family celebrations. Get people on the land.	Molokai
382	Who can live in SDU	Family. Don't do short term rentals	Molokai
383	Who can live in SDU	Beneficiaries. Successors. Extended family.	Molokai
384	Who can live in SDU	Lineal descendants. But even if spouse is not Hawaiian, spouse is still ohana	Molokai
385	Who can live in SDU	What about if they (widow) remarry and spouse is not Hawaiian?	Molokai
386	Who can live in SDU	Raising everyone together will help everyone get along better and prevent problems from happening among successors	Molokai
387	Who can live in SDU	If they all get their own house, they'd get along better	Molokai
388	Who can live in SDU	Family, broaden to extended family--neices, nephews, cousins, aunties, uncles of 25%	Kauai
389	Who can live in SDU	Q: rent only to 50%? A: doesn't blood quantum apply only to lease? For SDU can't I rent to any Hawaiian? R: the farther we get away from the language of the act the more we are open to lawsuits--we want to expand by protect	Kauai
390	Who can live in SDU	I think we should be able to have anyone live for no rent; to rent, 50%	Kauai
391	Who can live in SDU	We need to define "live"	Kauai
392	Who can live in SDU	Q: If we're putting our life savings in to build these things, why can't we rent out to anybody? It is still benefitting native Hawaiian lessees (my husband, my kids) A: Because act stipulates otherwise	Kauai
393	Who can live in SDU	Fourth purpose from Prince Kuhio is merchantilism. Some folks are doing business from home. Self-sufficiency purposes. Have to consider for supplemental income purposes.	Kauai
394	Who can live in SDU	Who enforces 50% living in my house? Lessee rentals in my neighborhood. Why have rules if cannot enforce current rules? How do I find 50% rental under current rules?	Paukukalo, Maui
395	Who can live in SDU	Some NH blood quantum requirements being decreased. DHHL should look at doing same lower blood quantum	Paukukalo, Maui
396	Who can live in SDU	Do rentals affect property taxes?	Paukukalo, Maui
397	Who can live in SDU	If SDUs to be rented, landlord training should be required	Paukukalo, Maui
398	Who can live in SDU	Income from rental should be counted as income for loan qualification	Paukukalo, Maui
399	Who can live in SDU	Rental incentives (HUD vouchers, etc) should be allowed to be considered.	Paukukalo, Maui
400	Who can live in SDU	SDUs for families or rental or both? What about blood quantum?	Paukukalo, Maui
401	Who can live in SDU	Definition of ohana is too restrictive. Aloha vs law; self-determination	Paukukalo, Maui

	A	B	C
1	Topic	Comment	Meeting
402	Who can live in SDU	Relation and any amount of Hawaiian should be allowed	Paukukalo, Maui
403	Who can live in SDU	I'd like to see the department move towards stronger enforcement	Paukukalo, Maui
404	Who can live in SDU	Blood quantum divides us	Paukukalo, Maui
405	Who can live in SDU	If I move and vacate the house, can someone live there, like a caretaker?	Paukukalo, Maui
406	Who can live in SDU	Who will enforce?	Lahaina, Maui
407	Who can live in SDU	Renters must comply with landlord/tenant code.	Keaukaha, Hilo
408	Who can live in SDU	Be careful about use/practice of renting.	Keaukaha, Hilo
409	Who can live in SDU	Renting require a GE license?	Keaukaha, Hilo
410	Who can live in SDU	If your family is on the waitlist, do they come off if they establish an SDU.	Keaukaha, Hilo
411	Who can live in SDU	Ohana: Parents, children, siblings, cousins suggested.	Keaukaha, Hilo
412	Who can live in SDU	Ohana occupant- should be any member of the family- lots of people aren't 25%. What about rest of family?	Kona
413	Who can live in SDU	209(a) refers to the successor lessee. This refers to the occupant. This need to be further discussed.	Kona
414	Who can live in SDU	I have to rent out to 50% Hawaiian?	Kona
415	Who can live in SDU	I have a problem with this question. Opens it up. Too broad- opens up a can of works. Bring it back before us when you have revised draft rules- what to know what's proposed.	Kona
416	Who can live in SDU	Generations to follow.	Honolulu
417	Who can live in SDU	Standard already set.	Honolulu
418	Who can live in SDU	Quantum going down.	Honolulu
419	Who can live in SDU	How will this be enforced? Renter or applicant or apply.	Honolulu
420	Who can live in SDU	Newsletter for renters/space on website.	Honolulu
421	Who can live in SDU	Any legal ramifications for limiting rentals to native Hawaiians.	Honolulu
422	Who can live in SDU	Only rent to list provided.	Honolulu
423	Who can live in SDU	Anybody.	Honolulu
424	Who can live in SDU	Accommodate adopted, hanai or those living in the home.	Honolulu
425	Who can live in SDU	People living in SDU pay for costs.	Honolulu
426	Who can live in SDU	I open to non-Hawaiian, no title or benefit.	Honolulu
427	Who can live in SDU	Lessee is responsible for what happens on the lot.	Honolulu
428	Who can live in SDU	Qualified Hawaiians	Kapolei
429	Who can live in SDU	Ohana living on the lot may not be "qualified"	Kapolei
430	Who can live in SDU	Ohana is ohana, not about blood quantum	Kapolei
431	Who can live in SDU	Control through genealogy	Kapolei
432	Who can live in SDU	Tied to HHCA preserves the intentions	Kapolei
433	Who can live in SDU	How will this be monitored?	Kapolei
434	Who can live in SDU	Issue continues to divide	Kapolei
435	Who can live in SDU	In favor of tying who can live there to the HHCA because the issue is before the Commission	Kapolei
436	Who can live in SDU	We need to keep the integrity of the HHCA intact	Kapolei

	A	B	C
1	Topic	Comment	Meeting
437	Who can live in SDU	Hawaiian	Kapolei
438	Who can live in SDU	As long as can prove Hawaiian, don't care about blood quantum	Kapolei
439	Who can live in SDU	How will this be enforced?	Kapolei
440	Who can live in SDU	Prince Kuhio's vision was 1/32	Kapolei
441	Who can live in SDU	Start with waitlist	Kapolei
442	Who can live in SDU	If Hawaiian needs a place to live then they should be allowed to rent on HHL	Kapolei
443	Who can live in SDU	I support 25% quantum	Kapolei
444	Who can live in SDU	Landlord/tenant but Department will review	Kapolei
445	Who should live in SDU	25% for ohana.	Honolulu
446	Who should live in SDU	If rent, should go to native Hawaiians.	Honolulu
447	Who should live in SDU	Applicant information confidential so need process to inform applicants.	Honolulu
448	Who should live in SDU	Consent form for rental purposes.	Honolulu
449	Who should live in SDU	Family means any blood relation as long as Hawaiian	Kapolei
450	Who should live in SDU	Suggestion to allow adopted family	Kapolei
451	Who should live in SDU	Guidelines should not put DHHL at risk	Kapolei
452		Rent to ohana first	Molokai

Date: 5.7.18 Location: Lihue Kauai Topic: Sp4 & Deeply

COMMENT SHEET

PUBLIC HEARING FOR PROPOSED ADMINISTRATIVE RULE AMENDMENTS

NAME: Shan Cummings

ADDRESS: [REDACTED] Lihue, 96766

COMMENTS:

Very important and engaged.
More of this is extremely important!

(Makab Vei DHHL!!
And especially pretty ugly faced
pretty boys!!)

Date: 7 May 2018 Location: Hanalei Topic: Multi-Family
Kauai DCCRs

COMMENT SHEET

PUBLIC HEARING FOR PROPOSED ADMINISTRATIVE RULE AMENDMENTS

NAME: Tom Kanahale

ADDRESS: [REDACTED]
Lihue, HI 96766

COMMENTS:

No multi-family housing, leasing or rentals. This is what sections
housing is for! No, No, No.

If this is adopted, then every Hawaiian on ^{wait} list should first
be offered LAND, not an apartment, and NOT a mortgage.

These kind of rule changes are a slippery slope. Just like how
agricultural awards "disappeared," as mortgages come "on line" w/ DHHL,
soon, apartments will be all DHHL ~~offer~~ is offering. No,
"in fact" Kanaka maoli. I want land to plant Kalo, plant maik

Date: 5/7/18

Location: KING KAUMUAHI Topic: SDU

COMMENT SHEET

PUBLIC HEARING FOR PROPOSED ADMINISTRATIVE RULE AMENDMENTS

NAME: Aika Woodward

ADDRESS: [REDACTED] Kapaa, HI, 96746

COMMENTS: To allow lessees who's descendants (children) ~~can~~ does not meet the blood quantum to inherit what was given. ~~But~~ Because it is something that was given to their parent, they grew up on the homestead. it seems unfair to remove them because they don't quite meet that blood quantum / ~~and~~ ~~and~~ we should be allowed to rent SDU to our children and whoever if we want because it is a great way to allow our children to have their own dwelling if not then its a great way for hawaiians to have supplemental income for them to get ahead.

EXHIBIT F

Beneficiary Consultation Comment on Proposed Admin Rule Changes

JoRina Holland [REDACTED]

Tue 5/8/2018 12:09 AM

To: Lindsey, Hokulei <hokulei.lindsey@hawaii.gov>;

Name

JoRina Holland

Applicant or Lessee?

Lessee

E-mail

[REDACTED]

Comment or Message

1. The Dept NEEDS to always consider due process before lease cancellation.
 - a) Blood quantum is being diluted therefore the lessee may only have 1/4 successors and to come this far just to get cancelled is WRONG!!!!
 - b) As members of the DCCR we need to hold them responsible for people throwing their junk into our neighborhood (have pictures if you don't believe me), homeless transplants living on our beaches just 50 feet from our property line (have pictures), and trash on our beaches (have pictures). Who is holding the DCCR accountable? If the association isn't cleaning up the common areas or using the funds responsibly what will the Dept do for the members of the DCCR?
2. Homestead communities always needs a community center with a full kitchen, women's bathroom stalls, men's bathroom stalls, and ohana bathroom. The community center must have a large seating area with tables, chairs, benches, and stage. The center must be equipped with electrical plugs throughout, overhead lighting, and ample parking. A children's playground area. Large grass lawn for outdoor activities such as inflatables for children's birthday party, soccer practice, croquet, etc.

3. Design restrictions on homes should NOT consist on size, color, shape, or parking. If the lessee can afford it then the Dept should allow it.
4. The Dept MUST develop multi-family housing for lease, rent, and both.
5. Renting on Hawaiian Home Lands would begin with the application list, send out the questionnaire for interested applicants, you know the process.
6. Management Company must be based in the islands. Have Hawaiian personnel on their payroll. Be physically located on the island in which they are being considered. Why? To be given the opportunity to serve for the people one must be a part of the people and know the people. We are Hawaiian NOT a statistic!!
7. I support SDUs on HHL because of family growth, financial necessity, and support.
8. SDUs need to be allowed NOW! Criteria needs to meet county codes which follows health and water safety issues.
9. The proposal pilot NEEDS to include Kauai.
10. The SDU may be occupied by the discretion of the lessee.
11. Since the price of land has raised dramatically, the liability for the Dept has increased exponentially, therefore the Dept NEEDS to consider turning the leasehold to fee simple in order to relinquish the liability.

Sent from Department of Hawaiian Home Lands

EXHIBIT F

Piilani Mai Ke Kai

JoRina Holland [REDACTED]

Thu 5/31/2018 7:45 AM

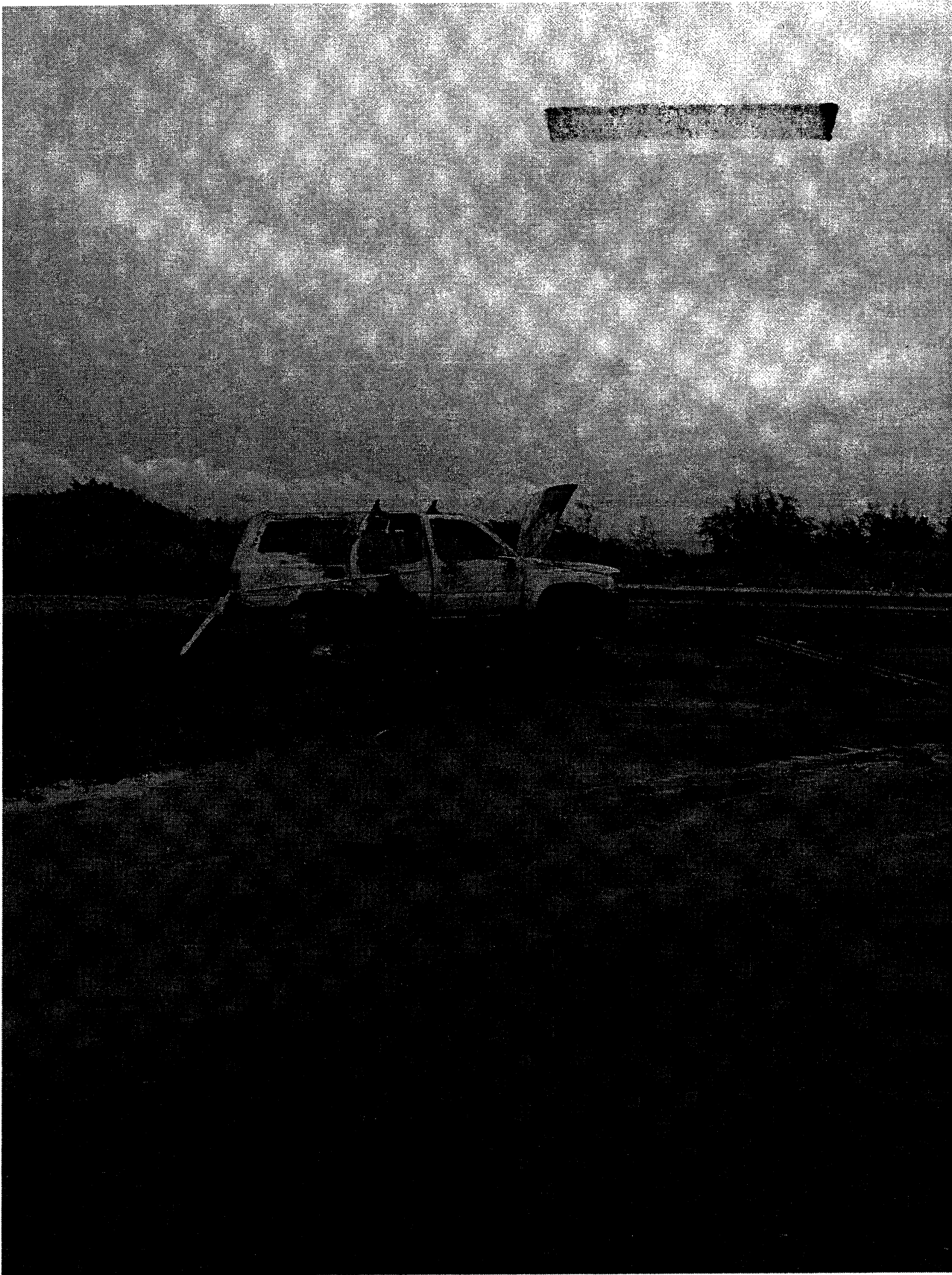
To: Lindsey, Hokulei <hokulei.lindsey@hawaii.gov>;

Aloha,

Noticed a few things at PMKK

1. Kids riding their dirt bikes on our properties.
2. People driving their cars on our properties.
3. Trash left everywhere from on our properties to the beach.
4. Abandon vehicles on the road to the beach.
5. PMKK is a DCCR with a \$60 annual fee - who is responsible for holding the DCCR association responsible for their duties?
6. Who holds DHHL responsible for the homeless, abandoned vehicles, and trash from Ehukai Rd to the beach?

Picture attached.



JoRina Holland
Accountant

Proposed rule changes(SDUs)

william aila jr [REDACTED]

Wed 8/1/2018 9:23 AM

To: Lindsey, Hokulei <hokulei.lindsey@hawaii.gov>;

Aloha Hokulei, Mahalo for all your hard work in putting together these rule changes. Whatever can help the beneficiaries are greatly needed. As for the SDUs it would be very beneficial to Ag Lots. I understand as the rules stand now we can have a workman's quarter. I guess each case should be on a case by case basis. We do Ag but for now we do not sell what we grow we give it away. We have daytime jobs. A workman's quarters is not what we need. Another home would be what we need. If we need to get permits, funding, put a lot of time in the process. All of that energy would be well invested into a home rather, then a workman's quarter. I didn't get to share more of my input at Monday night's meeting but I am doing so now for the record. I do support SDU's. Mahalo again for your time. Have a nice day,

EXHIBIT F

Beneficiary Consultation Comment on Proposed Admin Rule Changes

Lynette Kanani Sang [REDACTED]

Thu 8/2/2018 3:28 PM

To: Lindsey, Hokulei <hokulei.lindsey@hawaii.gov>;

Name

Lynette Kanani Sang

Applicant or Lessee?

Lessee

E-mail
[REDACTED]**Comment or Message**

Aloha mai kakou! I attended the July 30 Kapolei Beneficiary consultation and participated in the break-out groups. Due to time constraints I was not able to discuss the topic of possibly allowing families to lease land where we can gather and live sustainable lives by providing our own food and building our homes. I don't know what the name of this concept is but I have seen it on Kaua'i, private land. A family consisting of 5 brothers & sisters each on a divided parcel of land which they built homes on.

I also wanted to mention that on a larger scale, maybe setting aside some land where families can gather to hold family reunions. Our family struggle to find a location that can hold the mass amount of family (my family in particular between 500-700) to hold such an event. The public parks are limited in size and only allow permits at some public beaches for 100 people and you can only apply for these permits up to 2 weeks prior to the event. This hinders families from planning for these types of events. Maybe if you have access to some beach property that can accommodate families.

FW: Proposed Changes to DHHL Administrative Rules

Homelani Schaedel [REDACTED]

Tue 9/4/2018 7:38 AM

To: Lindsey, Hokulei <hokulei.lindsey@hawaii.gov>;
[REDACTED]

Aloha e Hoku:

My cousin Kau'I told me she sent in her comments (below) but it was kicked back as not deliverable. Although the deadline has passed, please include her comments in your review as she addresses some of the same issues we've discussed in the past.

Mahalo piha,
Aunty Home

From: Kau'ilani Sang [REDACTED]
Sent: Monday, September 3, 2018 4:53 PM
To: [REDACTED]
Subject: Fwd: Proposed Changes to DHHL Administrative Rules

Sent from my iPhone

Begin forwarded message:

From: "Kau'ilani Sang" [REDACTED]
Date: August 31, 2018 at 3:53:25 PM HST
To: dhhl.rules@hawaiianhomelands.org
Subject: Proposed Changes to DHHL Administrative Rules

Aloha,

I would like to start off by saying mahalo for providing the opportunity to comment. I realize that these comments are one day beyond deadline but I hope that they may still be considered.

While I was present at the beneficiary consultation held at Hale Pono'i, I felt strongly that the facilitation process restricted the opportunity to have deeper discussion about the design factors that led to the presentation. My main concern can be identified on Slide 9 in the presentation deck. When taking a look at the process timeline, it is my strong belief that the beneficiary voice should be included in the front of the discussions. The consultation event doesn't show up until after decisions about draft rules are already made.

I would like to propose that the Department re-evaluate its process to take into consideration the beneficiary input as a way to design the draft rules and start the process again. Not only might this help mitigate back end buy-in, it provides for a more authentic, closer to ground, set of rules. Much of the commentary we heard at the convening was driven by something proposed that did not include beneficiary voice. If you move to include beneficiary voice at step one, and use some of the other steps to work towards collectively refining, we might get to a better more concerted effort.

With that, I thank you again for the opportunity to provide comments. If you would like to contact me, you may reach me by email here or by telephone at [REDACTED] I strongly urge a reconsideration to restart the process.

Na'u me ke aloha no ka 'āina,
Kau'i Sang

August 30, 2018

TO: Department of Hawaiian Home Lands
FROM: M Kapuniai
RE: Comments to Proposed Admin Rules

DELETE = () INSERT = UNDERLINE NEW VERBIAGE

CHAPTER 7

PLANNED COMMUNITIES, MULTI-FAMILY COMPLEXES, AND RENTAL HOUSING

I am sorry, but not enough has been done to justify admin rules for
Planned Communities subject to DCCR, at this point in time.

More research has to be done regarding:

- (1) the reasons for large delinquencies,
- (2) the struggles of the "associations" formed by anyone else but those who have to become members and the officers who are trying diligently to be accountable,
- 3) the drafting process of the DCCRs, no participation by those who have to comply, and, recordation of the DCCRs
- 4) the system where the new lessee has had to accept the unseen, already contrived and recorded DCCRs before selecting their lot
(I do see that an educational effort ahead of lot selection has been proposed (yeh),
- 5) dictatorial powers allowed the "declarant",
- 6) need more concerted effort to resolve before imposing enforcement
- 7) formation of the "Association" can not be the responsibility of the "Declarant"

Spend more time with the struggling associations and the causes of the
current situation to arrive at positive resolve.

Back to the drawing board - giant issue

EXHIBIT F

Inclusion of 209-(a) is absolutely incorrect -deals with deceased lessee who has not designated a successor, and is another discriminatory move to decrease our rights as a lessee of this "rehabilitation" program.

10-3-40.04

SDU application and review.

(a) last sentence - If the lessee fails to revise...return...within (30 days) 6 months, the application shall be cancelled.

(It takes you folks years to complete a simple one-lot subdivision, if at all - **STOP BEING UNREASONABLE!!!**

10-3-40.07

Supplemental dwelling units

(b) (1) The only biological relationship is immediate family lineal descendancy as identified in previous subsections.

Sentence #2 (The department may allow...charged.)

The lessee may request that the ohana occupant contribute toward household expenses such as utilities and mortgage payments.

The lessee shall set parameters for occupancy.

EXHIBIT F

August 30, 2018

TO: Department of Hawaiian Home Lands
FROM: M Kapuniai
RE: Comments to Proposed Admin Rules

DELETE = () INSERT = UNDERLINE NEW VERBIAGE

CHAPTER 3, SUBCHAPTER 3.1

SUPPLEMENTAL DWELLING UNIT

10-3-40.01 Purpose

The purpose of this subchapter is to provide ~~(residential)~~ lessees who qualify, with the option to build a supplementary dwelling unit that...financial strain.

THIS OPPROTUNITY SHALL BE AVAILABLE TO ALL PROJECT AREAS, INCLUDING FARM AND PASTORAL!!!!

There is no justification for the discrimination, pilot project or not! All families have the same challenge and can benefit, no matter what type of lease is executed!!!!!!

YOU, ALL, HAVE BEEN ILL-ADVISED!!!

DELETE ALL "RESIDENTIAL" verbiage!

10-3-40.2 Definitions.

As used in this subchapter, unless context... otherwise,

"Dwelling unit renter" means ~~(the native Hawaiian)~~ the immediate family member or lineal descendant who rents, from the lessee,... others

"Good Standing" means... obligations contained in the ~~(residential)~~ homestead lease, the act, and this title.

"Ohana occupant" means the ~~(qualified relative under section 209 (a) of the act)~~ immediate family member or lineal descendant who resides...family.

EXHIBIT F

August 30, 2018

TO: Department of Hawaiian Home Lands
FROM: M Kapuniai
RE: Comments to Proposed Admin Rules

DELETE = () INSERT = UNDERLINE NEW VERBIAGE

10-7-41 Rental Housing Offers

(1) The Department shall notify...

Insert New (2)

(2) The Department shall include with the notification to residential applicants, *The Rental Program Parameters*, which have been reviewed and approved by Housing Beneficiary Organizations, and approved by the Hawaiian Homes Commission.

10-7-42 Kupuna Housing

(b) If a lessee accepts a kupuna housing offer, the lessee shall (immediately) occupy, within six months, the kupuna housing and, within (six months) 12 months either transfer... lease.

(c) If the list... still available, the (property management company may accept... through (1) & (2)) the department shall initiate recruitment, accept qualified applicants for the Kupuna Rental Housing, and notify the Property Management Company of the potential tenants.

(d) as is

10-7-43 Rental Agreement Controlling. The Rental Agreement which has been reviewed by the department and approved by the Hawaiian Homes Commission shall control... till the end.

10-7-45 Vacant Units.

To ensure... shall proceed under section 10-7-41 as amended.

EXHIBIT F